

THIS INSTRUMENT PREPARED BY:

Sher Garner Cahill Richter Klein & Hilbert, L.L.C.
Attn: Jonathan B. Cerise, Esq.
909 Poydras Street, Suite 2800
New Orleans, Louisiana 70112



2023-788836 11/15/2023 3:58 PM PAGE: 1 OF 4
FEES: \$21.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

RETURN TO:

One Tenant Development II, LLC
4852 E. Baseline Rd., Suite 105
Mesa, AZ 85206
c/o Matt Shelley
480-370-6595
mshellycre@gmail.com

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of November, 2023, by and between BURGER KING COMPANY LLC, a Florida limited liability company, the GRANTOR, and ONE TENANT DEVELOPMENT II, LLC, an Arizona limited liability company, the GRANTEE,

WITNESSETH: That the GRANTOR, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto the said GRANTEE, all that certain tract, lot, piece, and parcel of land described as follows, to-wit:

ALL THOSE LOTS OR PIECES OF GROUND, with all buildings and improvements situated thereon, together with all and singular rights, members, appurtenances, premises and hereditaments belonging or in anywise thereto incident or appertaining, situated in the County of Sheridan, State of Wyoming, all as more fully described on Exhibit "A" attached hereto and made a part hereof (the "Property").

NATURE OF INSTRUMENT: The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other. This conveyance is made subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, reservations, obligations, limitations of record, liabilities and other matters as may appear of record, current zoning, and any condition which a physical inspection of the Property and an accurate and complete survey of the Property would disclose.



Grantee hereby acknowledges and agrees that the Property shall not be sold, leased, or occupied during a period of twenty (20) years from the date of this Special Warranty Deed to a quick service restaurant or coffee concept, including but not limited to any of the following: McDonald's, Wendy's, Sonic, Taco Bell, Rally's, Carl's Jr., Jack-In-The-Box, Arby's, In-N-Out Burger, Checker's, Dairy Queen, Five Guys, Chick-Fil-A, PDQ, Dave's Hot Chicken, Bojangles, Wingstop, Raising Cane's and El Pollo Loco, Subway, Jimmy John's, Starbucks, Dunkin Brands and Dutch Bros, and any other applicable competitors, including all regional competitors As used herein, a "quick service restaurant" includes the category of restaurants commonly called "fast food restaurants" (as opposed to fast-casual restaurants)," in which food and/or drink is ordered and/or served via a counter and/or a drive-through window, and not via a wait person at a customer's table (where the latter is generally referred to as a "sit-down" restaurant). Notwithstanding the foregoing, the sale and serving of food via a counter and/or drive-through window for a quick service restaurant with less than 20 units is expressly permitted

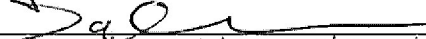
[SIGNATURES TO FOLLOW ON NEXT PAGE]



IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

(SEAL)

BURGER KING COMPANY LLC

By 
Title Nicolas Henrich, VP of Finance

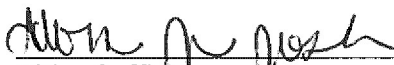
State of Florida)

)

County of Miami-Dade)

The foregoing instrument was acknowledged before me by Nicolas Henrich of Burger King Company, LLC this 8th day of November, 2023.

Witness my hand and official seal.


Title of officer _____
My Commission Expires: _____

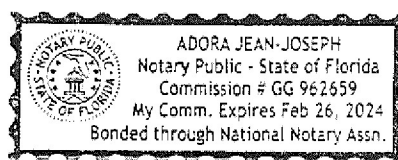




Exhibit "A"

Legal Description

Lot 6, Block 1 of the Replat of Sugarland South Addition, Sheridan County, Wyoming