

RECORDING REQUESTED BY:

Kensington Vanguard National Land Services, LLC
Allen Brown - Executive Vice President
2415 E. Camelback Road, Suite 450
Phoenix, AZ 85016
Tel – (480) 428-5575
abrown@kvnational.com

AND WHEN RECORDED MAIL TO:

1529Coffeen, LLC,
c/o Stephen Grimshaw
39 East 1st Street
Sheridan, WY 82801



2023-788884 11/16/2023 2:36 PM PAGE: 1 OF 4
FEES: \$21.00 PK SPECIAL WARRANTY DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th day of November 2023, by and between ONE TENANT DEVELOPMENT II, LLC, an Arizona limited liability company, the GRANTOR, and 1529Coffeen, LLC, a Wyoming 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]



GRANTOR:

ONE TENANT DEVELOPMENT II, LLC, an Arizona Limited Liability Company

By: Matthew Shelley
Matthew Shelley, Member

State of Arizona

County of Maricopa

On this 16th day of November, 2023, before me personally appeared Matthew Shelley, Member of ONE TENANT DEVELOPMENT II, LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims, and acknowledged that he signed the above/attached document.

Witness my hand and official seal.

Jeanine Wilson
Title of officer Notary Public
My Commission Expires: 7/18/2026

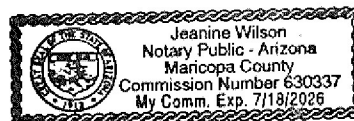




Exhibit "A"

Legal Description

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