

8/21/2018 3:09 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2276880

This Instrument Prepared by:  
Robert J. McCormack  
McDonald's Restaurants of Florida, Inc.  
110 N. Carpenter Street  
Chicago, IL 60607

Doc Stamp-Deed: \$0.70

Return to:  
Jennifer Miles  
McDonald's USA, LLC  
110 N. Carpenter Street  
Chicago, IL 60607

LC 009-0087  
6347 Tamiami Trail  
Sarasota, FL

4954028  
40150001655  
Property Folio Number: 0104-03-0001

## WARRANTY DEED

**This Warranty Deed** made and executed the 15th day of August, 2018, by McDonald's Restaurants of Florida, Inc., a Florida corporation, whose address is C/O McDonald's Corporation, 110 N. Carpenter Street, Chicago, IL 60607, hereinafter called the grantor, to McDonald's USA, LLC, a Delaware limited liability company, whose office address is 110 N. Carpenter Street, Chicago, IL 60607, hereinafter called the grantee:

(Wherever used herein the term "grantor" and grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

**Witnesseth:** That the said grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Sarasota County, State of Florida, viz:

See Exhibit A attached hereto and made a part hereof

**Together** with all the elements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for real estate taxes for the year 2018 and subsequent years.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its

corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

McDonald's Restaurants of Florida, Inc.  
A Florida corporation

[Signature]  
(signature)  
Name: Tricia A. Sanchez  
(print)

[Signature]  
(signature)  
Name: Connie S. Roncone  
(print)

By: [Signature]  
Name: Mahrukh S. Hussain  
Title: Vice President and Secretary

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2018, by Mahrukh S. Hussain as Vice President and Secretary of McDonald's Restaurants of Florida, Inc., a Florida corporation, on behalf of the Corporation. She is personally known to me.

NOTARY PUBLIC:  
Sign [Signature]  
Print Barbara A. Fuqua  
State of IL at Large (Seal)  
My Commission Expires: 3-21-20

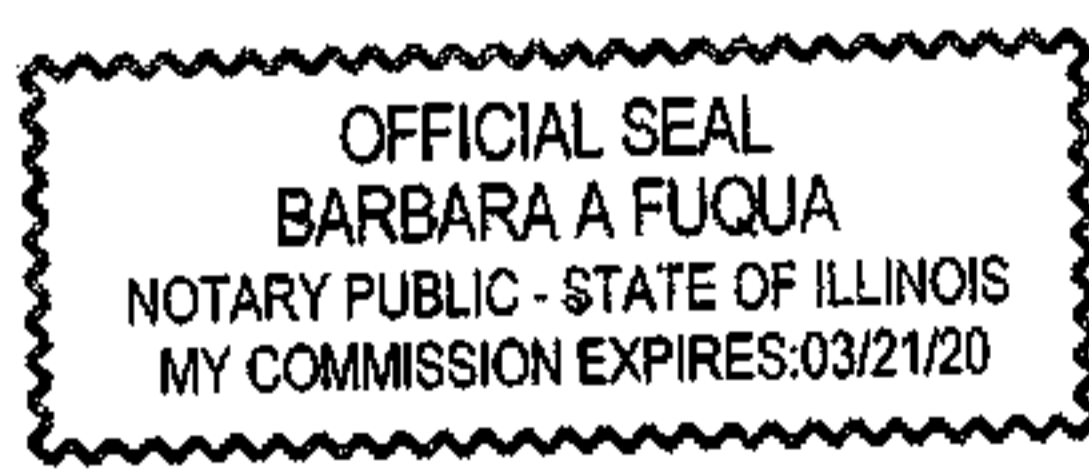


EXHIBIT A

PARCEL 1

BEGINNING AT AN IRON PIPE LINE AT THE INTERSECTION OF THE HALF-SECTION LINE AND THE EASTERLY LINE OF THE 66-FOOT RIGHT-OF-WAY OF TAMIAMI TRAIL (U.S. 41), SECTION 17, TOWNSHIP 37 SOUTH, RANGE 18 EAST; RUN SOUTHEASTERLY ALONG THE SAID EASTERLY LINE OF SAID 66-FOOT RIGHT-OF-WAY OF SAID TAMIAMI TRAIL, 156 FEET TO AN IRON PIPE; THENCE ANGLE TO THE LEFT IN A NORTHEASTERLY DIRECTION, 210 FEET, MORE OR LESS, TO AN IRON PIPE WHICH IS LOCATED ON SAID HALF-SECTION LINE, 274.4 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN NORTH A DISTANCE OF 24 FEET; THENCE RUN WEST ON A LINE PARALLEL TO AND 24 FEET NORTH OF THE HALF-SECTION LINE TO THE EASTERLY LINE OF THE SAID 66-FOOT RIGHT-OF-WAY OF SAID TAMIAMI TRAIL; THENCE RUN SOUTHEASTERLY ALONG SAID EASTERLY LINE OF SAID 66-FOOT RIGHT-OF-WAY OF SAID TAMIAMI TRAIL, 31.4 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SAID SECTION 17, TOWNSHIP 37 SOUTH, RANGE 18 EAST; LESS THE SOUTHWESTERLY 20 FEET FOR TAMIAMI TRAIL RIGHT-OF-WAY.

PARCEL 2

COMMENCE AT THE NORTHEAST CORNER OF SW 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTH 89°51'15" WEST ALONG THE NORTH LINE OF SAID SW-1/4 (BEING PARALLEL TO AND 24 FEET SOUTH OF THE SOUTH LINE OF HIGH ACRES SUBDIVISION, RECORDED IN PLAT BOOK 6, PAGE 15, SARASOTA COUNTY RECORDS), 228.0 FEET; THENCE SOUTH 56°03'15" WEST ALONG THE NORTHWESTERLY LINE OF LANDS OF REYNOLDS (DESCRIBED IN DEED BOOK 273, PAGES 373-374, SARASOTA COUNTY RECORDS), 100.3 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 56°03'15" WEST 90.2 FEET TO AN IRON PIPE ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, TAMIAMI TRAIL (106 FEET WIDE (R/W)); THENCE SOUTH 40°11'15" EAST ALONG SAID EASTERLY R/W LINE OF TAMIAMI TRAIL, 67.0 FEET; THENCE NORTH 46°38'45" EAST, 90.0 FEET TO AN IRON PIPE; THENCE NORTH 40°24'17" WEST 52.2 FEET TO THE POINT OF BEGINNING.

AND ALSO:

COMMENCE AT THE NORTHEAST CORNER OF THE SW-1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 18 EAST, SARASOTA COUNTY, FLORIDA; THENCE NORTHERLY 24 FEET TO P.R.M. ON SOUTH LINE OF HIGH ACRES SUBDIVISION (RECORDED IN PLAT BOOK 6, PAGE 15, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA); THENCE NORTH 89°51'15" WEST ALONG SAID SOUTH LINE OF HIGH ACRES SUBDIVISION, (HIGH ACRES PLAT BEARING NORTH 89°42' WEST), 143.5 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°51'15" WEST ALONG SAID SOUTH LINE OF HIGH ACRES, 84.7 FEET; THENCE SOUTH 0°20' EAST, 24.0 FEET; THENCE SOUTH 56°03'15" WEST ALONG THE NORTHWESTERLY LINE OF LANDS OF REYNOLDS DESCRIBED IN DEED BOOK 273, PAGES 373 AND 374, SARASOTA COUNTY RECORDS, 100.3 FEET; THENCE SOUTH 40°24'17" EAST, 52.2 FEET; THENCE NORTH 48°14'30" EAST, 179.52 FEET TO THE POINT OF BEGINNING.