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P.O. BOX 29071
Glendale, CA 91208-9071
52147487-WA57-Skagit

25417

Skagit County Auditor
1/21/2016 Page

\$76.00
1 of 4 10:28AM

Site # 1970

Administration

Grantor: RTM OPERATING COMPANY, LLC

Grantee: ARBY'S PROPERTIES, LLC

Abbrev. Legal Description: SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST,
PTN. OF SW OF NE (AKA TRS. 2, 3 & 4, SHORT PLAT
#MV-1-80)
Complete Legal Description on Exhibit A

Tax Parcel ID No. P26249, 340418-1-008-0709 and P100305, 340418-1-008-1200

STATUTORY WARRANTY DEED

THE GRANTOR, RTM OPERATING COMPANY, LLC, a Delaware limited liability company, for and in consideration of a transfer from one wholly-owned subsidiary to another, hereby conveys and warrants to ARBY'S PROPERTIES, LLC, a Delaware limited liability company, the following described real estate, situated in the County of Lewis, State of Washington:

See Exhibit A attached hereto and incorporated herein.

Dated as of November 13, 2015.

[Signature and notary acknowledgement appear on the following page.]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016174
JAN 21 2016

Amount Paid \$
Skagit Co. Treasurer
By *Mdm* Deputy

GRANTOR:

RTM Operating Company, LLC,
a Delaware limited liability company

By: [Signature]
Robert Q. Jones, Jr.,
Vice President-Corporate Counsel

APPROVED
HB
H.B.

APPROVED
MCN
MCN

STATE OF GEORGIA

COUNTY OF FULTON

On this 6 day of November, 2015, before me personally appeared Robert Q. Jones, Jr., to me known to be the Vice President-Corporate Counsel of RTM Operating Company, LLC, a Delaware limited liability company, that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument.



[Signature]

Print Name: Rebecca Travis
NOTARY PUBLIC for the State of Georgia,
residing at 15 MELFORD PL. AVONDALE ESTATES, GA
My appointment expires: 7-21-2019 30002

EXHIBIT A
LEGAL DESCRIPTION

SITE #1970 - 1822 FREEWAY DRIVE, MOUNT VERNON, WA 98273

ALL OF TRACT 2 AND THE SOUTH 10 FEET OF TRACT 3 OF MOUNT VERNON SHORT PLAT NO. MV-1-80, APPROVED JANUARY 11, 1980, AND RECORDED AUGUST 22, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 167 UNDER AUDITOR'S FILE NO. 8008220036, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

TOGETHER WITH A MUTUALLY BENEFICIAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PARKING OVER, UNDER AND ACROSS THE NORTH 40 FEET OF THE SOUTH 50 FEET OF TRACT 3 OF SAID SHORT PLAT NO. MV-1-80;

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR SIGNAGE TO PLACE, MAINTAIN AND REPLACE THE AS-BUILT AND EXISTING ARBY'S INTERSTATE POLE SIGN. SAID EASEMENT SHALL BE 15 FEET IN WIDTH IN AN EAST/WEST DIRECTION AND 10 FEET IN WIDTH IN A NORTH/SOUTH DIRECTION (AS MEASURED PERPENDICULAR TO) THE NORTH AND EAST PROPERTY LINES OF THE FOLLOWING DESCRIBED PARCELS "A" AND "B":

PARCEL "A":

THE SOUTH 10 FEET, AS MEASURED BY A LINE DRAWN PARALLEL TO AND 10 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PORTION OF THE NORTH 512.6 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EAST OF A LINE 550 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 1, AS CONDEMNED BY THE STATE OF WASHINGTON UNDER DECREE ENTERED FEBRUARY 6, 1956, IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 22871, EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED APRIL 2, 1973, UNDER AUDITOR'S FILE NO. 782843.

[continued on next page]

PARCEL "B":

TRACT 3, EXCEPT THE SOUTH 10 FEET THEREOF, AND ALL OF TRACT 4, OF MOUNT VERNON SHORT PLAT NO. MV-1-80, APPROVED JANUARY 11, 1980, RECORDED AUGUST 22, 1980, IN BOOK 4 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 8008220036, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;

AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS TO MAINTAIN SAID SIGN OVER AND ACROSS THE EAST 10 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF SAID ABOVE DESCRIBED PARCELS "A" AND "B".

"End of Exhibit A"