

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

Jul 12 2024
MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED
Jul 12, 2024
RANDALL E. GRAPNER
COUNTY AUDITOR
MERCER COUNTY, OHIO

Exemption/Conveyance Fee \$0.00
The Grantor and Grantee of this deed have
complied with the provisions of R.C. Sec.
319, 202 Randall E. Grapner, Mercer
County Auditor.
SS Jul 12, 2024
Deputy Aud. Date

Limited Warranty Deed
[Ohio Rev. Code §5302.07]

McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, of Cook County, Illinois, as successor in interest to Archland Property I, LLC as to Parcel 1 on Exhibit A and **McDONALD'S USA LLC**, a Delaware limited liability company of Cook County, Illinois as to Parcel 2 on Exhibit A for valuable consideration paid, grant(s), with limited warranty, covenants to **VILLAGE OF COLDWATER, OHIO**, a Municipal corporation, whose tax mailing address is 610 W. Sycamore St., Coldwater, Ohio 45828, the following real property:

See Exhibit A attached hereto and made a part hereof ("Premises").

PARCEL 1:

Prior Deed Reference: Instrument No. 201300005893 Official Record 187, Page 285
Parcel Number: 05-004700.0000 **Map No. 08-27-382-022**
Property Address: 130 Terrace Avenue, Coldwater, OH 130 Terrance Avenue, Coldwater, OH

PARCEL 2:

Prior Deed Reference: Instrument No. 201300005893
Parcel Number: 05-005100.0000 **Map No. 08-27-382-023**
Property Address: 120 Terrace Avenue, Coldwater, OH

SUBJECT TO: (a) matters generally excepted by title insurance companies in their title policies issued in the state of Ohio, (b) special taxes or special assessments, if any, for improvements not yet completed, (c) installments not due as of May 20, 2024, of any special tax or special assessment for improvements previously completed, if any, (d) general real estate taxes, if any, for the year 2024, (e) covenants, conditions, agreements, reservations and restrictions of record, (f) zoning and building laws or ordinances, (g) private, public and utility easements, (h) roads and highways, access ways and driveways, whether or not of record, (i) all matters which a current, accurate survey of the Premises would disclose and (j) terms, reservations and conditions of the sale contract.

FURTHER SUBJECT to the following restriction: The Premises will not be leased, used or occupied:

(i) as a quick service restaurant for food service purposes whose primary menu offerings are burgers, chicken or coffee or that primarily requires drive-in-, drive-thru or walk-up eating/drinking facility (including without limitation a kiosk, stand, booth, or area located inside another business facility) (and a "Restaurant"). As used in this Article, the term Restaurant does not include any establishment that offers as the primary method of service for all meal times food and drink orders taken by and served by a waiter or waitress at the customer's table.

(ii) for the sale of pornographic materials or magazines, sexually oriented materials, marijuana or other legal drugs or controlled substances and/or any products containing marijuana and/or any of its components, drug paraphernalia or any items that are illegal.

These restrictions will be a covenant running with the land and be binding upon Grantee, its heirs, administrators, successors and assigns for a period of 10 years from the date hereof.

THE PREMISES ARE SOLD TO AND ACCEPTED BY GRANTEE "AS IS" AND "WHERE IS", WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE FOLLOWS]

In witness whereof, Grantor has caused this Limited Warranty Deed to be executed by its duly authorized representative on the date set forth below.

Executed this 27th day of JUNE, 2024.

McDONALD'S USA, LLC, a Delaware limited liability company

By: Sallie Lupescu
Name: SALLIE LUPESCU
Title: SENIOR COUNSEL

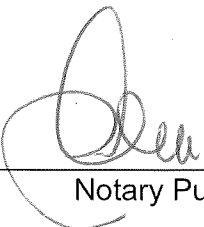
McDONALD'S REAL ESTATE COMPANY, a Delaware limited liability company

By: Sallie Lupescu
Name: SALLIE LUPESCU
Title: SENIOR COUNSEL

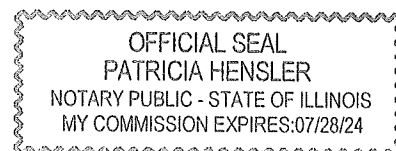
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, PATRICIA HENSLE, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Sallie Lupescu, as Senior Counsel, of McDONALD'S USA, LLC, a Delaware limited liability company, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such authorized party and as the free and voluntary act of said limited liability company for the uses and purposes described in this instrument.

Given under my hand and notarial seal, this 27th day of JUNE, 2024.


Notary Public

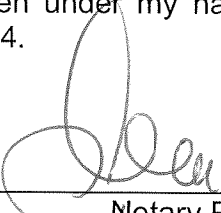
My commission expires: 7-28-2024



STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, PATRICIA HENSLER, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that SKILLIE LUPESCU, as Senior Counsel, of McDONALD'S CORPORATION as authorized signatory on behalf McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of said corporation for the uses and purposes described in this instrument.

Given under my hand and notarial seal, this 27TH day of JUNE, 2024.



Notary Public

My commission expires: 7-28-2024

This instrument was prepared by:

Brendan Carey, Senior Counsel
McDonald's USA, LLC
110 N. Carpenter Street
Chicago, IL 60607-2101



EXHIBIT A

PARCEL 1:

Situated in the Village of Coldwater, County of Mercer and State of Ohio, to-wit:

Being a parcel of land located in the East One-half (1/2) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Butler Township, Town Six (6) South, Range Two (2) East, more particularly described as follows:

Commencing at the South quarter post of the above Section Twenty-seven (27); thence North 0° 11' West, along the North-South half section line a distance of Three Hundred Seventy-five (375) feet to the PLACE OF BEGINNING; thence continuing North 0° 11' West along said line, a distance of One Hundred Thirty-eight (138) feet; thence South 89° 30' West a distance of One Hundred Fifty (150) feet; thence South 0° 11' East a distance of One Hundred Thirty-eight (138) feet; thence North 89° 30' East a distance of One Hundred fifty (150) feet to the place of beginning, containing Four Hundred Seventy-five Thousandths (0.475) of an acre, more or less. **Being part of out Lot 67**

PARCEL 2:

Situated in the Village of Coldwater, County of Mercer and State of Ohio:

Part of O.L. 67 being the East half of the Southwest quarter of Section 27, Butler Township, Town 6 North, Range 2 East, and being all of the 0.597 acre tract described in a deed to Terry L. and Suzanne Ballweg, of record in Deed Book 296, Page 620 (all references are to the records in the Recorder's Office, Mercer County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the South quarter post of said Section 27, on the centerline of State Route 219;

Thence North 00 deg. 11' 33" West, 245.00 feet, along the North-South half section line, and the Westerly right of way line of Terrace Avenue (70' wide) to a 5/8" rebar set at the Southeasterly corner of said 0.597 acre tract, the true point of beginning;

Thence South 89 deg. 30' 00" West, 200.11 feet, along the Southerly line of said tract, and the Northerly right of way line of Hillcrest Drive (40' wide) Plat Book 8, Page 132, to a 5/8" rebar set;

Thence North 00 deg. 00' 53" West, 129.96 feet, along the westerly line of said tract and the Easterly line of that 0.298 acre tract described in a deed to David U. and Ruth Ann Schweiterman in Deed Book 294, Page 492, to a 5/8" rebar set on the Southerly line of

that 0.316 acre tract described in a deed to Robert L. and Joyce M. Baumeier of record in Deed Book 251, Page 541;

Thence North 89 deg. 29' 16" East, 199.70 feet, along said Southerly line of that 0.475 acre tract described in a deed to Mercer Savings Bank of record in Deed Book 306, Page 29, passing a 5/8" rebar found capped #5372 at 49.71 feet, to a 5/8" rebar found capped #5372 on the Westerly right of way line of said Terrace Avenue;

Thence South 00 deg. 11' 33" East, 130.00 feet, along said Westerly right of way line, to the point of beginning, containing 0.5965 acres of land, more or less;

NOTE: Bearings are used for the determination of angles only. For the purpose of this description a bearing of South 89 30'00" West was used on the centerline of Hillcrest Drive as shown on Plat Book 8, Page 132. The 5/8" rebars are set 30' long with yellow plastic cap stamped "Site Eng. Inc."

Description prepared by Mark Hazel, RS 7039, Site Engineering, Inc.
120 terrace Avenue
Coldwater, Ohio 45828