Entered for taxation 14 day
of July A.D., 2009
Carla Becker, Auditor
By Pfergraffen, Deputy
Parcel # 631-29-34-048-00

S-254

Recorded: 7/13/2009 at 2:05:05.0 PM
Fee Amount: $989.80
Revenue Tax: $960.80
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2009 PG: 2800
Rev # 13 DOV# 231

SPECIAL WARRANTY DEED

Recorder's Cover Sheet

CH6

Preparer Information: Ms. Debbie Mitchell
GE Capital Franchise Finance Corporation
8377 East Hartford Drive, Suite 200
Scottsdale, Arizona 85255
(480) 563-6283

Return Document To: Lawyers Title Insurance Corporation
2398 East Camelback Road, Suite 650
Phoenix, Arizona 85016

Grantors: **GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation successor by merger to Insured Income Properties 1983 (a Delaware Ltd Partnership)

Grantees: **STANLEY R. MOORE AND JEAN E. MOORE**, as Co-Trustees of The MOORE TRUST dated May 23, 1986

Legal Description: See Page 4

GE Asset #006013
Manchester, Iowa

Prepared By:

Ms. Debbie Mitchell
GE Capital Franchise Finance Corporation
8377 East Hartford Drive
Suite 200
Scottsdale, Arizona 85255

Space Above This Line For Recorder

Address Tax Statement:
Stanley R. Moore and Jean E. Moore,
as Co-Trustees of The MOORE TRUST
dated May 23, 1986
3487 Seaglen Drive
Rancho Palos Verdes, CA 90275

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars ($10.00) and other valuable consideration, **GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation ("Grantor"), does hereby convey to **STANLEY R. MOORE AND JEAN E. MOORE,** as Co-Trustees of The MOORE TRUST dated May 23, 1986 ("Grantee"), that certain real estate located in Manchester, Delaware County, Iowa, together with all buildings, fixtures and improvements thereon (collectively, the "Property"), legally described on the attached Exhibit A hereto, subject to all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters which an accurate inspection or survey of the Property would disclose. **successor by merger to Insured Income Properties 1983 (a Delaware Ltd Partnership)

AND Grantor hereby binds itself to warrant and defend title to the Property as against all acts of Grantor herein and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 10 day of July, 2009.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By _____
Printed Name: Deborah R. Barker
Title: Senior Vice President
[SEAL]

STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

On this 8th day of July, 2009, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Deborah R. Barker, the Senior Vice President of GE Capital Franchise Finance Corporation, a Delaware corporation, known to me to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed on behalf of the corporation.

_____
Printed Name: Debbie L. Mitchell
Notary Public

My Commission Expires:
1/7/2012

Debbie L. Mitchell
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
January 7, 2012

GE Asset #006013
Manchester, Iowa

EXHIBIT A

LEGAL DESCRIPTION

Part of Lot Two (2), all of Lot Three (3) and Part of Lot Four (4), all in Ballard's Subdivision of Part of Lot "I" and the Lots "M" and "N" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to plat recorded in Book 1 of Plats, Page 120, described as follows:

Commencing at the Southwest corner of Lot One (1) of said addition and the point of beginning of this description; thence West, along the south line of said Lots Two (2), Three (3), and Four (4), a distance of 159.0 feet to the southwest corner of the east 12.0 feet of said Lot Four (4); thence North 150.0 feet to the north line of said Lot Two (2); thence East, along said north line, 159.0 feet to the intersection with the west line of said Lot One (1) extended north; thence South, along the extended west line and the west line of said Lot One (1) a distance of 150.0 feet to the point of beginning; Situated in Delaware County, Iowa.