

ENTERED FOR TAXATION
THIS 10 DAY OF Sept 2005
Grant W. Ulsler
Debbie C. Ulsler
DEPUTY RECORDER

Document 2005 4298

Book 2005 Page 4298 Type 03 001 Pages 4
Date 9/06/2005 Time 3:28 PM
Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$517.60
Rev Stamp# 411 DOV# 402

MICHELLE UTSLER. COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

324,000

SPECIAL WARRANTY DEED

PREPARER INFORMATION:

Sue Fitzgerald, GE Capital Franchise Finance Corporation
17207 N. Perimeter Drive, Scottsdale, AZ 85255
Phone: 480-585-4500

TAXPAYER INFORMATION:

Red Dog Properties, LLC, an Iowa limited liability company
5084 NW 111th Drive, Grimes, Iowa 50111
Phone: 515-229-3583

RETURN DOCUMENT TO:

Zonia N. Veal First National Financial Title Services, Inc.
3237 Satellite Blvd, Bldg. 300, Ste 450, Duluth, GA 30096
Phone: 678- 475-2746

GRANTOR:

GE Capital Franchise Finance Corporation, a Delaware Corporation, successor by merger with Franchise Corporation of America, a Maryland corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation

GRANTEE:

Red Dog Properties, LLC, an Iowa limited liability company

LEGAL DESCRIPTION:

As shown on attached Exhibit A.

Please Return To

6 Zonia N. Veal
First National Financial Title Services, Inc.
3237 Satellite Blvd., Bldg. 300, Ste. 450
Duluth, GA 30096 H2551-H

Space Above This Line For Recorder

SPECIAL WARRANTY DEED

For the consideration of THREE HUNDRED TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$324,000.00) and other valuable consideration, GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation ("Grantor"), successor by merger with Franchise Finance Corporation of America, a Maryland corporation, sole shareholder and successor by dissolution of FFCA Acquisition Corporation, a Delaware corporation, does hereby convey to RED DOG PROPERTIES, LLC an Iowa limited liability company (the "Grantee"), that certain real estate located in Winterset, Madison County, Iowa, together with all buildings, fixtures and improvements thereon (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.

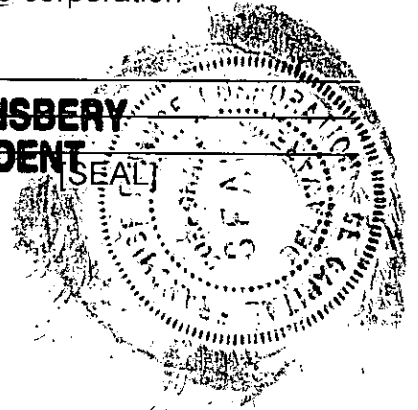
AND Grantor hereby binds itself to warrant and defend title to the Property as against all acts of Grantor herein and none other, subject to the matters set forth above.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 31 day of August, 2005.

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By [Signature]
Printed Name **DAVID STANSBERY**
Title **VICE PRESIDENT**



STATE OF ARIZONA]
] SS.
COUNTY OF MARICOPA]

On this 30th day of AUGUST, 2005, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared DAVID STANSBERY, the 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.

My Commission Expires:
7-31-07

Susan M. Fitzgerald
Printed Name: Susan M. Fitzgerald
Notary Public

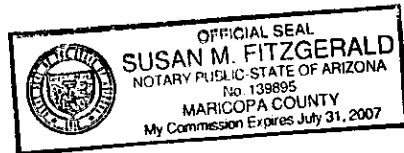


EXHIBIT A

Lot Seven (7) of Helen McCall Huntoon Addition, Plat No. 1, to the City of Winterset, Madison County, Iowa.