

ENTERED FOR TAXATION
THIS 25th DAY OF April 2006
[Signature]
AUDITOR
[Signature]
DEPUTY AUDITOR

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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

Special Warranty Deed
(Winterset, IA)

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

Recording Requested by:
Chicago Title Insurance Company
701 Fifth Avenue, Suite 3400
Seattle, Washington 98104
Attention: Robert J. Anderson
Phone: 206-628-5686
Fax: 206-628-9711

When recorded mail to: *VE Commercial Partners Title LLC*
Thompson Coburn LLP *200 South Sixth Street, Suite 1300*
One US Bank Plaza *Minneapolis, MN 55402*
St. Louis, MO 63101
Attn: Halpin J. Burke

222,292

(The area above is reserved for recorder's use)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, U.S. BANK NATIONAL ASSOCIATION, a national banking association, not individually but solely as Owner Trustee, successor to State Street Bank and Trust Company, successor to The Connecticut National Bank and Michael M. Hopkins, not individually but solely as sole Co-Trustee (collectively, "**Grantor**"), in each case for Textron Financial Corporation, a Delaware corporation, under Trust Agreement, dated December 29, 1988 (the "**Trust Agreement**"), Grantor's address being c/o U.S. Bank National Association, 225 Asylum Street, 23rd Floor, Hartford, Connecticut 06103, hereby conveys to HARDEE'S FOOD SYSTEMS, INC., a North Carolina corporation ("**Grantee**"), whose address is c/o CKE Restaurants, Inc., 401 W. Carl Karcher Way, Anaheim, California, Attn: Real Estate Asset Management, the following interests:

The estate for years interest in the land described on Exhibit A attached hereto and made a part hereof (the "**Land**") and fee simple title to all buildings, structures and other improvements on the Land (the "**Improvements**"), and together with the Land, the "**Real Estate**");

Together with all and singular tenements, rights, easements, hereditaments, rights-of-way, privileges, liberties, appendages and appurtenances now or hereafter belonging or in any way appertaining to such Real Estate, including (a) all rights relating to storm and sanitary sewers, water, gas, electric, railway and telephone services, (b) all development rights, air rights, water, water rights, water stock, gas, oil, minerals, coal and other substances of any kind or character underlying or relating to such Real Estate, (c) all estate, claim, demand, right, title or interest of Grantor in and to any street, road, highway, avenue or alley, vacated, open, proposed

or otherwise in, on, under, across, in front of, abutting or adjoining such Real Estate or any part thereof, (d) all strips and gores belonging, adjacent or pertaining to such Real Estate, and (e) any after-acquired title to any of the foregoing.

THE CONVEYANCE EVIDENCED hereby and Grantor's limited warranty of title contained hereinbelow are expressly made SUBJECT TO those matters set forth on Exhibit B attached hereto and incorporated herein by reference (collectively, the foregoing are referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Estate, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of Grantee forever. Grantor hereby covenants that it and its successors and assigns shall and will WARRANT SPECIALLY the Real Estate hereby conveyed unto Grantee and Grantee's successors and assigns forever against, the lawful claims of all persons claiming an interest in the Real Estate by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

[Signature page to follow]

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be duly made as of March 31 2006.

U.S. BANK NATIONAL ASSOCIATION, a national banking association, not individually, but solely as Owner Trustee under the Trust Agreement

By: _____
Name:
Its:

Michael M. Hopkins, not individually but solely as Sole Co-Trustee under the Trust Agreement

STATE OF CONNECTICUT)

) ss:

COUNTY OF HARTFORD)

Michael M. Hopkins
This instrument was acknowledged before me on March 31, 2006 by Michael M. Hopkins of U.S. BANK NATIONAL ASSOCIATION, a national banking association, as Owner Trustee.

(NAME)

Notary Public in and for the County of Hartford, State of Connecticut

(SEAL)

STATE OF CONNECTICUT)

) ss:

COUNTY OF HARTFORD)

This instrument was acknowledged before me on March 31, 2006 by MICHAEL M. HOPKINS, as Sole Co-Trustee.

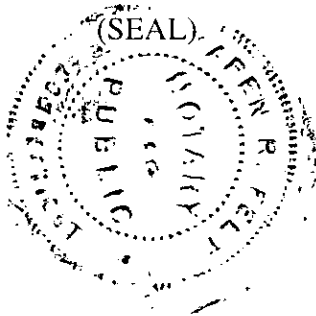
Karen R. Felt

(NAME)

KAREN R. FELT
NOTARY PUBLIC
My Commission Expires 02/28/2009

Notary Public in and for the County of Hartford, State of Connecticut

(SEAL)

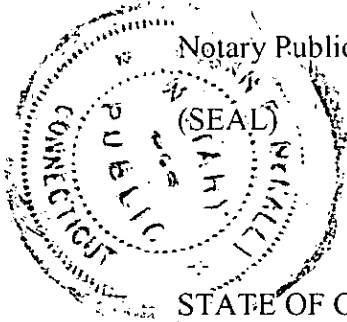


STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

This instrument was acknowledged before me on March 27, 2006 by Michael M. Hopkins, Vice President of U.S. BANK NATIONAL ASSOCIATION, a national banking association, as Owner Trustee.

Susan P. McNally

(NAME)



Notary Public in and for the County of Hartford, State of Connecticut

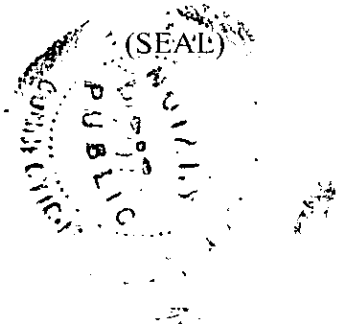
SUSAN P. McNALLY
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 2010

STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

This instrument was acknowledged before me on March 27, 2006 by MICHAEL M. HOPKINS, as Sole Co-Trustee.

Susan P. McNally

(NAME)



Notary Public in and for the County of Hartford, State of Connecticut

SUSAN P. McNALLY
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 2010

EXHIBIT A

**Property Description
Winterset, IA**

Beginning at a point (P.O.B.) 300.64 feet S 0° 00' E, and 110 feet N 90°00'' E of the Northwest corner of Section 31, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence N 00°00 E (assumed for the purpose of this description only) 144.88 feet; thence N 45°48'23'' E, 90.37 feet; thence N 86° 28'12'' E, 115.39 feet; thence S 00° 00' 33'' E, 214.89 feet; thence S 89° 58' 15'' W, 180 feet to the point of beginning.

EXHIBIT B

Permitted Exceptions Winterset, IA

1. Taxes or assessments for the year 2006 and subsequent years, not yet due and payable.
2. Any encroachments, overlaps, boundary line disputes and any such matters as would be disclosed by an accurate survey and inspection of the Insured land.
3. Application for Entrance Permit recorded in Book 38, Page 370.
4. Controlled Access Affidavit recorded in Book 26, Page 254.
5. Controlled Access Affidavit recorded in Book 26, Page 326.
- ~~6. Estate for Years ending December 29, 2023. *cms*~~
7. Tri-Party Agreement dated as of December 29, 1988 among The Connecticut National Bank, as trustee, Michael M. Hopkins; Rinette Bouchard and John J. Cavanagh, as trustees for Textron Financial Corporation, Remdee Corporation and Hardee's Food Systems, Inc.