

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

Document 2006 1591

Book 2006 Page 1591 Type 03 001 Pages 6
Date 4/25/2006 Time 1:36 PM
Rec Amt \$32.00 Aud Amt \$5.00
Rev Transfer Tax \$104.80
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MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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

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

When recorded mail to:

Thompson Coburn LLP
One U.S. Bank Plaza
St. Louis, Missouri 63101
Attention: Halpin J. Burke

CE
Commercial Partners Title LLC
200 South Sixth Street, Ste 1300
Minneapolis, MN 55402

65596

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

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REMDEE CORPORATION, a Delaware corporation ("**Grantor**") whose address is 800 East Northwest Highway, Suite 203, Mt. Prospect, Illinois 60056, 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 92801, the following interests:

The remainder interest in the land described on Exhibit A attached hereto and made a part hereof (the "**Land**") subject to an existing estate for years;

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 the Land, 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 the Land, (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 the Land or any part thereof, (d) all strips and gores belonging, adjacent or pertaining to the Land, 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 the matters set forth on Exhibit B attached hereto and incorporated by reference (collectively, the foregoing are referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Land, 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 Land hereby conveyed unto Grantee and Grantee's successors and assigns forever against, the lawful claims of all persons claiming an interest in the Land by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

[Signature Appears on the following Page]

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

GRANTOR:

REMDEE CORPORATION

By: *Randall Ward*

Name: Randall W. Ward

Title: Vice President

[Corporate Seal]

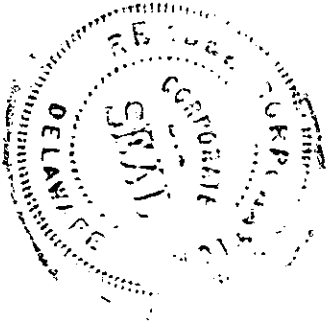


EXHIBIT A

Legal Description

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

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.
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.