



# WARRANTY DEED (CORPORATE)

Know All Men by These Presents:

That GOLD BUFFET, INC.

having its principal place of business at Winterset in Madison

County and State of Iowa, a corporation organized and existing under the

laws of Iowa, in consideration of the sum of SIXTY-FIVE THOUSAND DOLLARS

----- (\$65,000.00)

in hand paid does hereby CONVEY unto Hardee's Food System, Inc.

Grantees' Address: 1233 North Church Street, Rocky Mountain, North Carolina 27802

the following-described real estate situated in Madison County, Iowa, to-wit:

Commencing at the Northwest corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, State of Iowa; thence South 300.64 feet; thence East 110.00 feet to the point of beginning, said point being on the east right-of-way line of U.S. Highway 169; thence N 0° 00' 00" East a distance of 144.74 feet along the east line of U.S. Highway 169; thence N 45° 50' 50" East a distance of 90.37 feet along the highway right-of-way line; thence N 86° 22' 05" East a distance of 115.39 feet along the south right-of-way line of Iowa Highway 92; thence S 0° 00' 00" West a distance of 215.00 feet; thence North 90° 00' 00" West 180.00 feet to said point of beginning, containing 0.821 acres more or less.

REAL ESTATE TRANSFER  
TAX PAID 5  
STAMP #  
\$ 70 <sup>9.5</sup>  
Mary E. Welty  
RECORDER  
5-4-88 Madison  
DATE COUNTY

And said Corporation hereby covenants with said grantees, and successors in interest, that it holds said real estate by title in fee simple; that it has good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever, except as may be above stated; and it covenants to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

IN WITNESS WHEREOF said corporation has caused this instrument to be duly executed this 2nd

day of May, 19 88.

GOLD BUFFET, INC.

COMPUTER

2007

By Carroll Meyer President  
Title

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By \_\_\_\_\_ Title

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

503 East 18th Street

North Kansas City, MO 64118

(Grantors' Address)

Fee \$10.00  
Transfer \$5.00

STATE OF MISSOURI COUNTY, ss.

On this 2nd day of May, A.D. 19 88, before me, the undersigned, a Notary Public in and for said State, personally appeared Carroll Meyer

to me personally known, who, being by me duly sworn, did say that ~~he is the President~~ he is the President

respectively, of said corporation; that (no seal has been procured by the said corporation that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Carroll Meyer as such officers,

acknowledged to JUDY G. KIDDER instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

JUDY G. KIDDER  
Notary Public - State of Missouri  
Commissioned in Platte County  
My Commission Expires Apr. 21, 1989

Judy G. Kidder  
Notary Public in and for said State of Iowa.

A F F I D A V I T

State of Missouri) )  
County of Clay ) ss.

The undersigned hereby states that the following officers have the authority to execute papers for Gold Buffet, Inc.:

- President: Carroll Meyer
- Vice President: John Meyer
- Secretary/  
Treasurer: Carroll Meyer

*Carroll Meyer*

Secretary/Treasurer

*Mar 21 88*

Date

Subscribed and sworn to before me, the undersigned Notary Public, this 21<sup>st</sup> day of March, 1988.

*Judy G. Kieber*

Notary Public

My Commission Expires:  
 Notary Public - State of Missouri  
 Commissioned in Platte County  
 My Commission Expires Apr. 21, 1989