

IOWA
Iowa form 1

U1152121
WINTERSET
1007 JOHN WAYNE DRIVE
WINTERSET IA 50273
MADISON

SITE:

QUITCLAIM DEED OF IMPROVEMENTS
AND
QUITCLAIM DEED OF ESTATE FOR YEARS

For the consideration of SEVEN HUNDRED FORTY THOUSAND NINE HUNDRED TWENTY EIGHT DOLLARS (\$740,928.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, HARDEE'S FOOD SYSTEMS, INC., a North Carolina corporation, with a principal place of business at 1233 Hardee's Boulevard, Rocky Mount, North Carolina 27802, does hereby Quit Claim to MICHAEL M. HOPKINS and RINETTE BOUCHARD, not individually but solely as Cotrustees for TEXTRON FINANCIAL CORPORATION, under that certain Trust Agreement among TEXTRON FINANCIAL CORPORATION, as Owner Participant, THE CONNECTICUT NATIONAL BANK, as Owner Trustee, MICHAEL M. HOPKINS, RINETTE BOUCHARD and JOHN J. CAVANAGH, JR., as Cotrustees, each with a mailing address in care of THE CONNECTICUT NATIONAL BANK, 777 Main Street, Hartford, Connecticut 06115, which Trust Agreement is dated as of December 29, 1988 and is recorded immediately prior hereto, all its right, title, interest, estate, claim, demand and (i) all buildings and improvements (collectively "Improvements") now situate on the real property ("Property") hereinafter described in fee simple and (ii) until 11:59 P.M. on December 28, 2023, in the real estate in MADISON COUNTY, IOWA, described on SCHEDULE A attached hereto and made a part hereof ("Property").

Subject to and with the benefit of all easements, restrictions, rights and encumbrances of record, if any, insofar as now in force and applicable.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, with respect to the Improvements forever and with respect to the Property until 11:59 P.M. on December 28, 2023, with all appurtenances thereunto belonging.

The undersigned hereby relinquishes an Estate For Years in and to the Property until 11:59 P.M. on December 28, 2023.

REAL ESTATE TRANSFER
TAX PAID <u>5</u>
STAMP #
<u>\$814.55</u>
<u>Shirley H. Henry, Dep</u>
RECORDER
<u>1-5-89</u> <u>Madison</u>
DATE COUNTY

Fee \$25.00
Transfer \$5.00

COMPUTER

FILED NO. 1353
BOOK 54 PAGE 667

1989 JAN -5 PM 12:28

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

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

Dated: December 29, 1988

GRANTOR:

WITNESS:

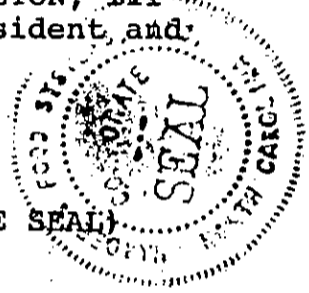
Carole Lute

John C Anderson

HARDEE'S FOOD SYSTEMS, INC.,
a North Carolina corporation

BY:

Jesse M. Harrington
JESSE M. HARRINGTON, III
Senior Vice President and
Treasurer



(CORPORATE SEAL)

ATTEST:

BY:

Diane L. Parsons-Salem
DIANE L. PARSONS-SALEM
Assistant Secretary

STATE OF NEW YORK

)

SS.:

COUNTY OF NEW YORK

)

I, Jane Owens, a Notary Public in and for said county in said state, hereby certify that JESSE M. HARRINGTON, III and DIANE L. PARSONS-SALEM whose names as Senior Vice President and Treasurer and Assistant Secretary, respectively, of HARDEE'S FOOD SYSTEMS, INC., a North Carolina corporation, are signed to the foregoing Deed, who are known to me and who, being by me duly sworn, acknowledged before me on this date that, being informed of the contents of the Deed, they, as such officers and with full authority and on behalf of said corporation by authority of its Board of Directors, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed and certified that this instrument is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the corporation and that the seal affixed to said instrument is the seal of said corporation.

Given under my hand and seal of office this 29th day of December, AD 1988.

Jane Owens
 (NOTARY PUBLIC)

(CORPORATE SEAL)

My commission expires

(NOTARIAL SEAL)



Residing in _____ County, New York

JANE OWENS
 Notary Public, State of New York
 Qualified in Richmond County
 Richmond County Clerk's No. 4771805
 Certificate Filed in New York County
 Commission Expires October 31, 1990

This document was prepared by:

ARTHUR S. ADLER, ESQ.
Sullivan & Cromwell
250 Park Avenue
New York, New York 10177
(212) 558-4000

AFTER RECORDING RETURN TO:

THOMAS H. TRIMARCO, ESQ.
Csaplar & Bok
One Winthrop Square
Boston, Massachusetts 02110
(617) 357-4400

SEND ALL TAX CORRESPONDENCE AND ALL TAX BILLS TO:

ROBERT D. RASH & ASSOCIATES, INC.
P.O. Box 1600
Rowlett, Texas 75088-1600
(214) 475-5555

SCHEDULE A

U1152121
WINTERSET
1007 JOHN WAYNE DRIVE
WINTERSET IOWA 50273
MADISON COUNTY

LEGAL DESCRIPTION

A tract of land described as follows:
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, 180.00 feet to the point of beginning.