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CORPORATE WARRANTY DEED

04895694
Key # 15-26-321-1

Chicago Title Insurance Company

THIS INDENTURE WITNESSETH, that

FAMLAND II, INC.

a corporation organized and existing under the laws of the State of Indiana, **CONVEYS AND WARRANTS to**

WENDY'S INTERNATIONAL INC.

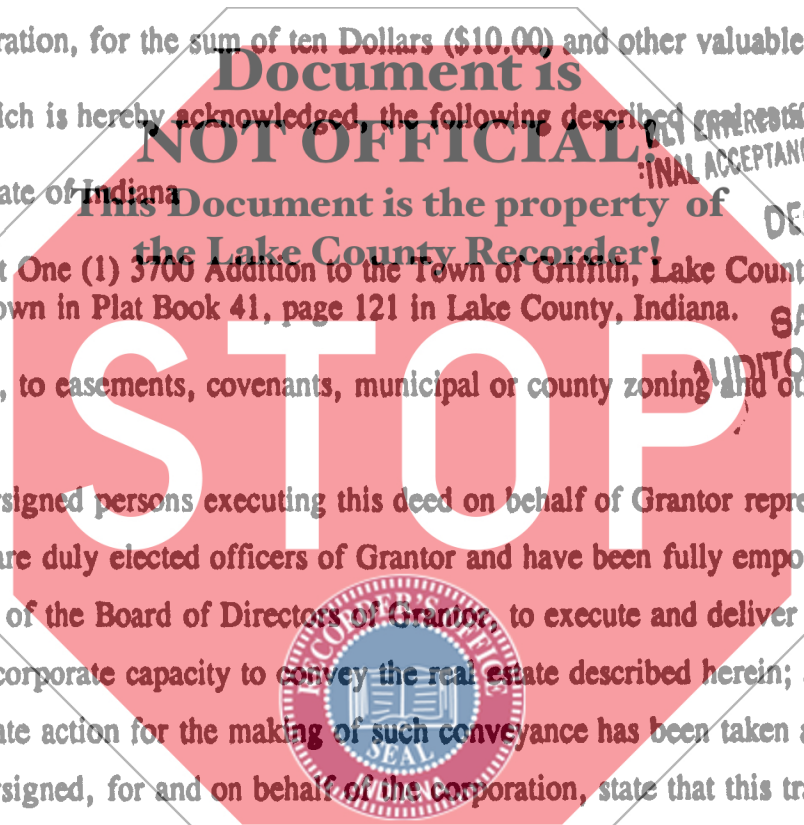
an Illinois Corporation, for the sum of ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described property, to-wit: **Lot One (1) 3700 Addition to the Town of Griffith, Lake County, Indiana, as shown in Plat Book 41, page 121 in Lake County, Indiana.**

Subject, however, to easements, covenants, municipal or county zoning and other restrictions of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

The undersigned, for and on behalf of the corporation, state that this transaction is exempt from the corporate gross income tax pursuant to I.C. 6-2.1-3-24 as the corporation is exempt from adjusted gross income tax under I.C. 6-3-2-2.8(2) and show that said corporation has fully complied with the requirements of I.C. 6-3-4-13. This recital is added to satisfy Schedule B Item 19 of the Commitment for Title Insurance issued by Chicago Title Insurance Company Order No. 478039 and further to cause the Treasurer of Lake County, Indiana, to make the appropriate exempt notations on this instrument, that the same may be

RICHARD M. HOLMES
Attorney and Counselor
310 Fourth Street
P O Box 117
Covington IN 47932
317-793-2266



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DEC 20 1996

96 DEC 23 AM 10:29

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD


001300

12.00 K5 Ct

entered on the Transfer Book by the Auditor of Lake County and thereafter recorded by the Recorder of Lake County.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of December, 1996.


Famland II, Inc.

by 
Larry M. McDowell, President

STATE OF INDIANA
SS:
FOUNTAIN COUNTY

Before me, a Notary Public in and for said County and State, personally appeared Larry M. McDowell personally known by me as the President of Famland II, Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of December, 1996.


Notary Public
residing in Fountain County
My Commission expires: 2/2/97

Sent Tax Statements to:
Wendy's International, Inc.
4288 W Dublin Granville Road
P O Box 256
Dublin OH 43017

Common address of the real estate: Property and business located in Griffith, Lake County, Indiana. *1018 Ridge Rd, Griffiths In 46319*
This instrument prepared by Richard M. Holmes, Attorney, Covington



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