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Mail tax bills to: Burger King Corporation
Grand Metropolitan Tax Department
200 South Sixth Street - Mail Station 18X3
Minneapolis, Minnesota 55402

97035001

WARRANTY DEED

THIS INDENTURE WITNESSETH, That HENDRIK DE KROES ("Grantor"), a resident of The Netherlands and having an address c/o Douglas A. Raelson, Battle Fowler LLP, 75 East 55th Street, New York, New York 10022,

CONVEYS AND WARRANTS TO KROVEST PLANTATION B.V. ("Grantee"), a Netherlands corporation having an office c/o Douglas A. Raelson, Battle Fowler LLP, 75 East 55th Street, New York, New York 10022, in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate located in Lake County, Indiana to wit:

PARCEL I: Lot 29, Independence Hill Third Addition to the City of Crown Point shown in Plat Book 24, Page 69, in the Office of the Recorder of Lake County, Indiana.

PARCEL II: The West 70 feet of Lot 30, Independence Hill Third Addition to the City of Crown Point as shown in Plat Book 24, Page 69, in the Office of the Recorder of Lake County, Indiana.

PARCEL III: Part of the Northeast quarter of the Southwest quarter of Section 20, Township 35 North, Range 8 West of the Second Principal Meridian, described as commencing at a point on the South line of U.S. Highway No. 30 and 730 feet West of the East line of said Southwest Quarter, thence West along the South line of said U.S. Highway No. 30, 300 feet; thence South parallel to the East line of the Southwest Quarter, 300 feet, thence East 300 feet, thence North 300 feet, to the place of beginning, in Lake County, Indiana.

SUBJECT TO: matters set forth in Schedule B to the title insurance policy (OP 207211) dated July 2, 1980 issued by National Attorneys' Title Insurance Fund, Inc. covering the above described premises.

Dated this 24 day of April, 1997.



[Signature]
HENDRIK DE KROES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 2 1997
SAM ORLICH
AUDITOR LAKE COUNTY

This instrument prepared by Douglas A. Raelson, Attorney at Law

MAIL TO: Douglas A. Raelson, Esq.
Battle Fowler LLP
75 East 55th Street
New York, New York 10022

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C/M: 01868.0016 481391.1

Hold Ind. Title

Doc 001-004

1300
Su
C# 201

STATE OF INDIANA
LAKE COUNTY
FILED 1997 JUN 2 10 30 AM

COUNTRY OF THE NETHERLANDS

CITY OF ROTTERDAM

SS:

Before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, this 24 day of April, 1997, personally appeared Hendrik de Kroes, who acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.


Notary Public

My commission expires: in 2017



This Document is the Property of
the Lake County Recorder!

STOP
APOSTILLE
(Convention de La Haye du 5 Octobre 1961)

1. Country: The NETHERLANDS

This public document

2. has been signed by mr F.D.
Rosendaal

3. acting in the capacity of
notary

4. bears the stamp of
mr F.D. Rosendaal

Certified

5. at ROTTERDAM 6. on 24/04/1997

7. by the clerk of the District Court

(Griffier van de Arrondissementsrechtbank)



10. Signature:

R. Scheidebaach