

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

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JUN 2 1997

WARRANTY DEED

SAM ORLICH
AUDITOR LAKE COUNTY

THIS INSTRUMENT WITNESSETH, That NANCY DE KROES (formerly known as Nancy Koeners-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.



Nancy de Kroes
NANCY DE KROES

97035003

STATE OF INDIANA
LAKE COUNTY
FILED IN OFFICE OF RECORDER
97 JUN - 2 PM 2:32
MORNING
RECORDER

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

000091

1300
SM

Hold Ind. Title ←

Call 201

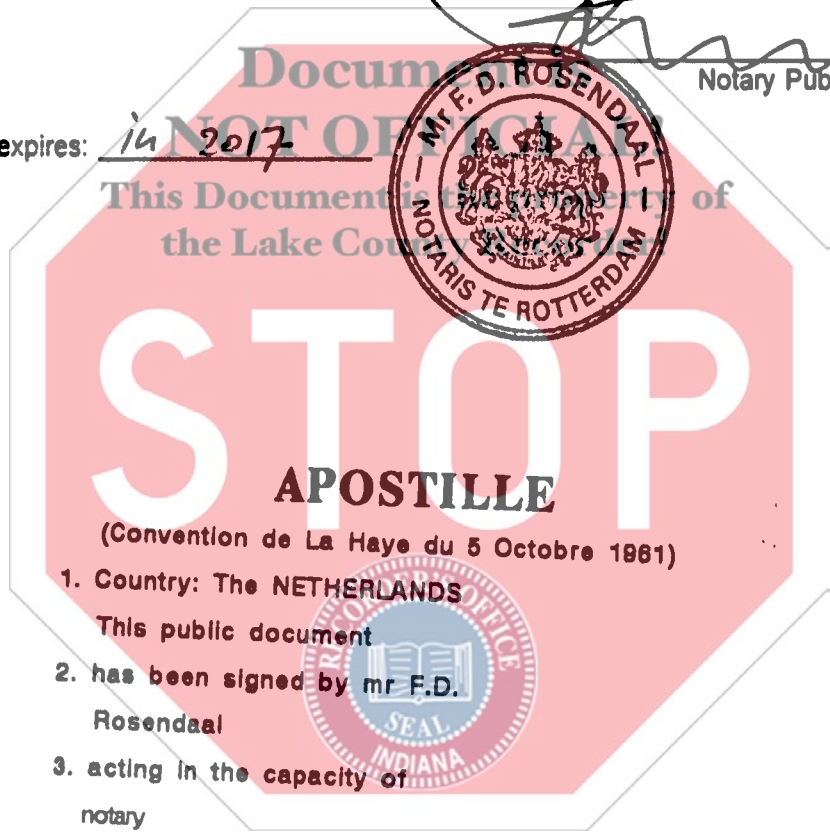
COUNTRY OF THE NETHERLANDS)
) SS.:
CITY OF ROTTERDAM)

Before me, the undersigned, a Notary Public in and for the jurisdiction aforesaid, this 24 day of April, 1997, personally appeared Nancy de Kroes (formerly known as Nancy Koeners-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: 14 2017



- 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) N° 69025



10. Signature: R. Scheidsbach