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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

WHEN RECORDED MAIL TO:

2008 017809

2008 MAR 11 PM 12:43

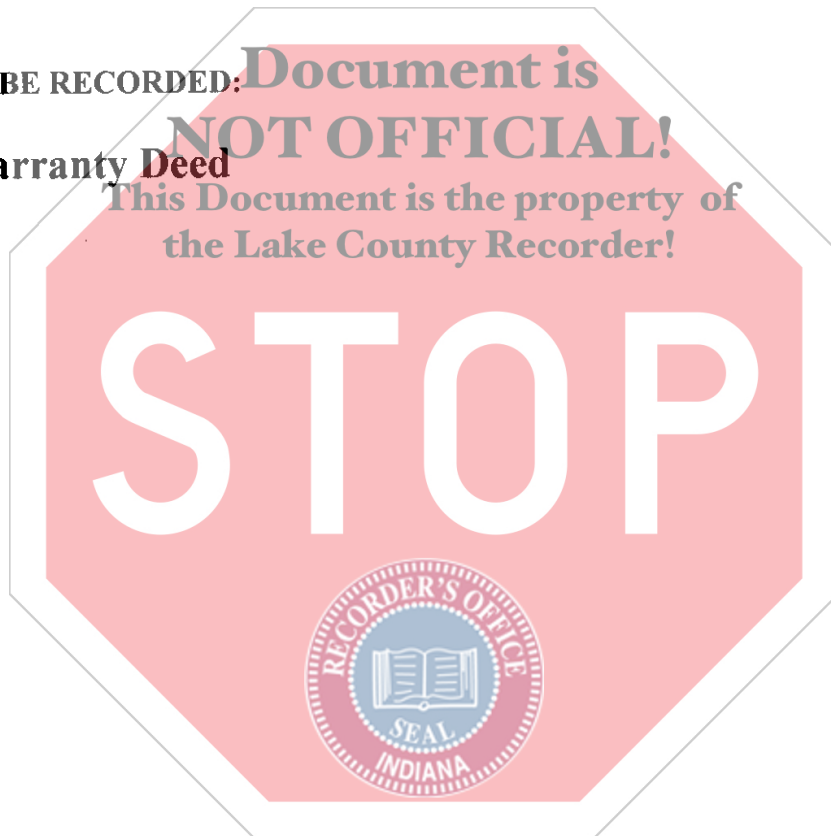
MICHAEL A. BROWK  
RECORDER

Denice A. Pectol  
Fidelity National Title - Phoenix NTS  
40 N. Central Ave.  
Suite 2850  
Phoenix, AZ 85004  
Escrow No. Z0601617

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED DOCUMENT.

DOCUMENT TO BE RECORDED:

Corporate Warranty Deed



CKK  
506887  
84.00  
P.V. 400  
REC'D  
D.D. P.

Tax Mailing Address:  
Pizza Hut of America, Inc.  
c/o Pizza Hut # 411037  
P.O. Box 32220  
Louisville, KY 40232-2220

Upon Recording Return To:  
Fidelity National Title  
Attention: Denice A. Pectol  
40 N. Central Avenue, Suite 2850  
Phoenix, Arizona 85004

2008 017809

Parcel No. 08-15-0218-0028

**CORPORATE WARRANTY DEED**

**THIS INDENTURE WITNESSETH**, That **Pizza Hut of America, Inc.**, a Delaware corporation, successor by merger to **Pizza Hut of Jeffersonville, Inc.**, an Indiana corporation ("Grantor"), CONVEYS AND WARRANTS to **Pizza Hut of America, Inc.**, a Delaware corporation ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana (including all rights, easements and appurtenances pertaining thereto):

See Exhibit "A" attached hereto and incorporated by reference herein,

Subject to all zoning ordinances and taxes and assessments, both general and special, not yet due and payable.

The address of such real estate is commonly known as 234 W. 81<sup>st</sup> Avenue, Merrillville, Indiana.

The undersigned person executing this deed on behalf of Grantor represents and certifies he is the President of Pizza Hut of America, Inc. and has been fully empowered, by proper resolution of the Board of Directors of Pizza Hut of America, Inc., to execute and deliver this deed; that the undersigned 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. This deed is being conveyed solely to evidence the merger of Pizza Hut of Jeffersonville, Inc. into Pizza Hut of America, Inc.

IN WITNESS WHEREOF, Grantor has executed this deed this 21<sup>st</sup> day of August 2006.



(SEAL)

**Pizza Hut of America, Inc.**, a Delaware corporation

By:   
John J. Murphy, President

002444

MAR 10 2008  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDING  
2008 MAR 10 11:43  
REC'D

STATE OF TEXAS )

)

SS: ACKNOWLEDGMENT

COUNTY OF DALLAS )

)

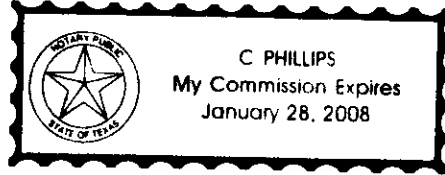
Before me, a Notary Public in and for said County and State, personally appeared John J. Murphy, President of **Pizza Hut of America, Inc.**, a Delaware corporation, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21<sup>st</sup> day of August, 2006.

Signature C Phillips

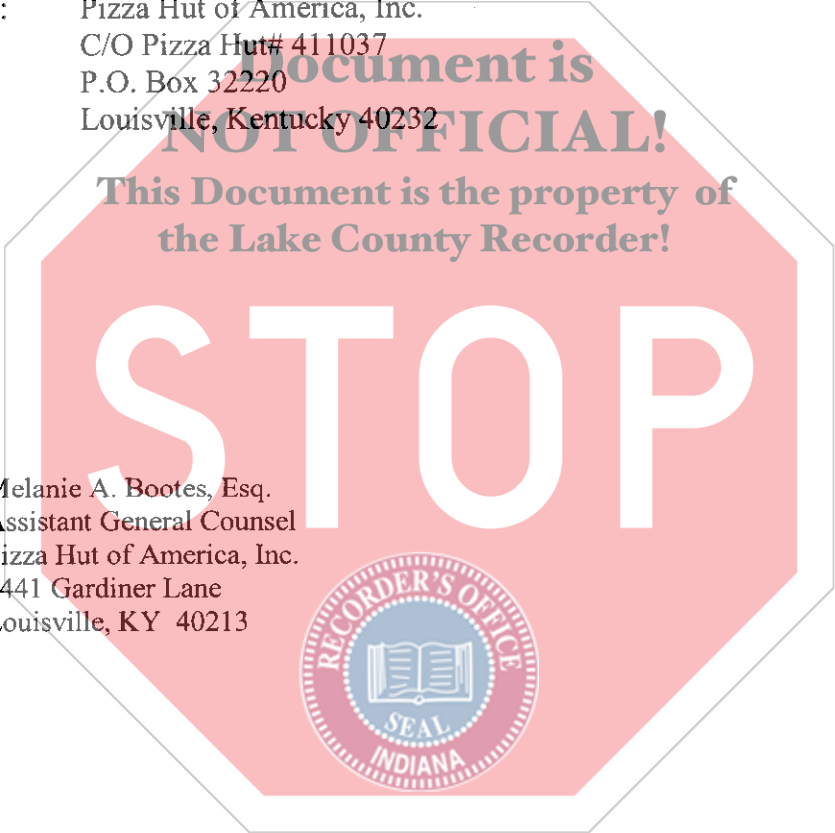
Printed C. Phillips

Resident of Deaton County, Texas



My commission expires: January 28, 2008

Send tax bills to: Pizza Hut of America, Inc.  
C/O Pizza Hut# 411037  
P.O. Box 32220  
Louisville, Kentucky 40232



Prepared By: Melanie A. Bootes, Esq.  
Assistant General Counsel  
Pizza Hut of America, Inc.  
1441 Gardiner Lane  
Louisville, KY 40213

Store Number: 411037  
Property Address: 234 W. 81<sup>st</sup> Avenue  
Merrillville, IN

**EXHIBIT A**

Lot Sixteen (16), and the East Fifty-five feet (E 55') of  
Lot Seventeen (17) in Huber Heights Addition to Gary,  
as shown in Plat Book 28, page 33, Lake County,  
Indiana.

1573195.1

