

**PREPARED BY:**

\_\_\_\_\_, Esq.

**AFTER RECORDING RETURN TO:**

Bless David  
McDonald's Corporation  
One McDonald's Plaza  
U.S. Legal Dept. 091  
Oak Brook, Illinois 60523

E 2509727 B 4955 P 16-20  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/4/2010 10:09:00 AM  
FEE \$21.00 Pgs: 5  
DEP eCASH REC'D FOR FOUNDERS TITLE CO - SLC

L/C: 43-0054 - MS

F-77023d

Tax I.D. 02 024 0020; 02 024 0024

## **WARRANTY DEED**

**McDONALD'S CORPORATION, a Delaware corporation**, located at One McDonald's Plaza, Oak Brook, Illinois 60523, **GRANTOR**,

CONVEYS AND WARRANTS only as against all claiming by, through or under it to,  
**McDONALD'S REAL ESTATE COMPANY, Delaware corporation** whose tax mailing address is P.O. Box 66207, AMF O'Hare, Chicago, Illinois 60666, **GRANTEE**,

for the sum of less than ONE HUNDRED DOLLARS and other good and valuable consideration the real property described on Exhibit A attached hereto and made a part hereof (the "Property").

**TO HAVE AND TO HOLD** the Property, together with all improvements located thereon, all easements, rights and appurtenances, Grantor's rights in adjoining streets and right of ways, if any.

**SUBJECT TO:** (1) an unrecorded operator's lease with a franchisee operating the McDonald's Restaurant on the date of this deed, if any; (2) all covenants, conditions, restrictions, reservations, encumbrances, easements and declarations or other matters of record, if any; and (3) current taxes and assessments not yet due and payable from the date hereof and subsequent years.

**AND GRANTOR** binds itself and its successors to forever warrant and defend the title against the acts of the Grantor, subject to the matters set forth above.

[The remainder of this page intentionally left blank.]

The officer(s) who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

**IN WITNESS WHEREOF**, the grantor has caused its name to be hereunto affixed by its duly authorized officer(s) this 1<sup>st</sup> day of January, 2005.

McDonald's Corporation, a Delaware  
corporation

By: \_\_\_\_\_

Catherine A. Griffin, Vice President

ATTEST:

By: \_\_\_\_\_

Kathleen M. Kuta, Asst. Secretary

\* \* \* \*

STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE )

SS:

BK 4955 PG 18

I, Karen M. Billman, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Catherine A. Griffin, Vice President and Kathleen M. Kuta, Assistant Secretary, of McDonald's Corporation, a Delaware corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, and who acknowledged before me that they signed, sealed and delivered the said instrument as their free and voluntary act as such Vice President and Assistant Secretary, respectively, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this day of January 1, 2005.

Karen M. Billman  
Karen M. Billman, Notary Public

My commission expires: \_\_\_\_\_

Residing at: 2915 Jorie Blvd., Oak Brook, IL



## PARCEL 1 (Book 1028 Page 1127):

BEGINNING at a point on the Utah State Road Commission Highway Right of Way which point is South  $0^{\circ}05'33''$  East 1812.25 feet and North  $89^{\circ}54'27''$  East 347.34 feet from the Northwest Corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence North  $7^{\circ}20'36''$  West 15.00 feet along said right of way; thence North  $85^{\circ}47'16''$  East 52.44 feet to the West Right of Way line of a frontage road, said point is on a 858.511 foot radius curve to the left; thence along the arc of said curve 73.92 feet to the point of tangency (long chord bears South  $30^{\circ}11'47''$  East 73.90 feet); thence along said right of way line South  $32^{\circ}39'47''$  East 224.00 feet; thence South  $88^{\circ}47'06''$  West 154.81 feet to a point on State Road Commission Right of Way; thence along said right of way North  $12^{\circ}45'28''$  West 243.00 feet to the POINT OF BEGINNING.

## PARCEL 2 (Book 1029 Page 323):

BEGINNING at a point on the Westerly line of a frontage road at a point South  $0^{\circ}05'33''$  East 2288.91 feet along the Section line and North  $89^{\circ}56'49''$  East 699.05 feet from the Northwest corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence North  $28^{\circ}59'08''$  West 152.76 feet along said West line of frontage road to a highway right of way monument; thence continuing along said Westerly line of the frontage road North  $32^{\circ}39'46''$  West 129.74 feet; thence South  $88^{\circ}47'06''$  West 154.81 feet to the Easterly no access right of way line of Interstate 15; thence along said right of way line two courses as follows: South  $12^{\circ}45'28''$  East 148.63 feet to a right of way monument; thence South  $13^{\circ}28'55''$  East 97.52 feet; thence leaving said right of way line North  $89^{\circ}56'49''$  East 243.27 feet to the POINT OF BEGINNING.

Also known as the land being more correctly described as follows:

## PARCEL 1

A parcel of land located in the Northwest Quarter of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, more particularly described as follows:

BEGINNING at a point on the east line of the Interstate 15 right-of-way, said point being South  $00^{\circ}05'33''$  East 1,812.98 feet (1812.25 feet by record) along the west line of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian and North  $89^{\circ}54'27''$  East 345.56 feet (347.34 feet by record) from the Northwest Corner of said Section 7, and thence along said east line North  $07^{\circ}32'45''$  West 16.15 feet (North  $07^{\circ}20'36''$  West 15.00 feet by record); thence North  $85^{\circ}47'16''$  East 53.28 feet (52.44 feet by record) to the west right-of-way line of 700 West Street and a point on the arc of a 858.51 foot radius non-tangent curve to the left, the center of which bears North  $62^{\circ}16'14''$  East; thence along said west line the following two courses: 1) Southeasterly 73.92 feet along said curve through a central angle of  $04^{\circ}56'00''$  and a long chord of South  $30^{\circ}11'46''$  East 73.90 feet and 2) South  $32^{\circ}39'46''$  East 224.97 feet (South

32°39'47" East 224.00 feet by record); thence South 88°47'06" West 155.68 feet (154.81 feet by record) to said east line; thence along said east line North 12°50'38" West 242.71 feet (North 12°45'28" West 243.00 feet by record) to the POINT OF BEGINNING.

**PARCEL 2**

A parcel of land located in the Northwest Quarter of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, more particularly described as follows:

BEGINNING at a point on the west right-of-way line of 700 West Street, said point being South 00°05'33" East 2,288.91 feet Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian and North 89°56'49" East 699.05 feet from the Northwest Corner of said Section 7, and thence along said west line the following two courses: 1) North 29°14'50" West 152.76 feet (North 28°59'08" West by record) and 2) North 32°39'46" West 129.74 feet; thence South 88°47'06" West 155.68 feet (154.81 feet by record) to the east right-of-way line of Interstate 15; thence along said east line the following two courses: 1) South 12°50'38" East 147.48 feet (South 12°45'28" East 148.63 feet) and 2) South 13°53'46" East 98.53 feet (South 13°28'55" East 97.52 feet by record); thence North 89°56'49" East 243.86 feet (243.27 feet by record) to the POINT OF BEGINNING.

**EXHIBIT A**  
**L/C: 043-0054**