

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CARL KARCHER ENTERPRISES, INC.
Attention: Sharon Calahan
One City Boulevard West
Suite 350
Orange, California 92805

E 1525731 R 2519 P 1704
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 JUN 17 4:07 PM FEE 12.00 DEP MEC
REC'D FOR GUARDIAN TITLE COMPANY

THIS SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THOMAS RESTAURANT ENTERPRISES, LLC, a California limited liability company ("Grantor"), hereby conveys and warrants against the acts of Grantor only to CARL KARCHER ENTERPRISES, INC., a California corporation, for the sum of ten dollars and other good and valuable consideration, the following described property in Davis County, State of Utah:

That certain restaurant building and attached drive-through facility ("Building"), which Building is located on the real property described (for identification only) as: all of Lot 3A, Layton Market Center Subdivision 2nd Amended, according to the official plat thereof, on file and of record in the office of the Davis County Recorder,

10-200-0003

subject to covenants, conditions and restrictions of record, that certain Ground Lease, dated July 7, 1997, and the rights of Landlord therein.

In witness whereof, Grantor has executed this Special Warranty Deed on
May 27, 1999.

GRANTOR
THOMAS RESTAURANT ENTERPRISES, LLC,
a California limited liability company

By: 

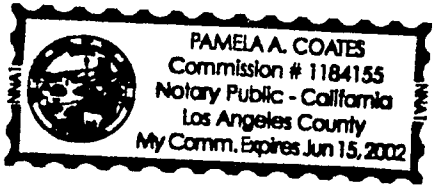
JAMES A. THOMAS, President

STATE OF California)
COUNTY OF Los Angeles) ss.

E 1525731 B 2519 P 1705

On May 27, 1999 before me, Pamela A. Coates, personally appeared James F. Thomas, personally known to me or proved on the basis or satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Pamela A Coates
Notary Public

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