

When Recorded Mail To: 534  
Alvin I. Smith  
1305 J.C. Penney Bldg.  
Salt Lake City, UT 84101

WARRANTY DEED  
(Special)

JB's Restaurants, Inc., Grantor, a Delaware corporation, with its principal office at 1010 West 2610 South, Salt Lake City, Utah 84119, hereby CONVEYS AND SPECIALLY WARRANTS against all claiming by, through or under Grantor to Jules R. Lovinger and Jane A. Lovinger as Co-Trustees of the Jules R. Lovinger Family Trust, and Lee Lovinger, Jr. and Harriett Lovinger, as co-trustees of the Lee Lovinger, Jr. Family Trust (hereinafter collectively referred to as "Lovinger") for the sum of Ten Dollars and other good and valuable consideration, all buildings and improvements constructed or situated on the following described property in Sheridan County, Wyoming:

Lot 1 of Stangl Subdivision, a subdivision in Sheridan County, Wyoming as recorded in Drawer S, Plat No. 80, consisting of 56,286 feet.

Subject to a twelve foot (12') easement along the south side of the subject property, adjacent to Lot 2 of the Stangl Subdivision.

Together with a twelve foot (12') easement on the north boundary line to Lot 2 of Stangl Subdivision located in Sheridan County, Wyoming, adjacent to Lot 1 in the Stangl Subdivision.

Subject to and together with cross easements allowing for the free and uninhibited vehicular and pedestrian traffic to cross between both parcels of land (Lots 1 and 2) and no barriers of any kind shall be permitted to be erected on either the southern boundary of Lot 1 or the northern boundary of Lot 2.

Subject to the following encumbrances:

1. A mortgage with a principal balance of not more than \$240,000 with interest at not more than twelve and one-fourth percent (12 1/4%) per annum for the first three years, and thereafter adjustable based upon 250 basis points over the most recent weekly average of the three- year Treasury constant maturity,

as determined by the Federal Reserve Board, payable in monthly installments amortized over at least ten (10) years, with a call or balloon payment not sooner than five (5) years;

2. Easements, restrictions and rights of way affecting the property;

3. Charges and assessments of Sheridan, Wyoming, special improvement districts, or other charges or assessments lawfully levied or charged upon the property; and

4. Taxes for the year 1985 and thereafter.

WITNESS, the hand of said Grantor, this 8<sup>th</sup> day of April, 1985.

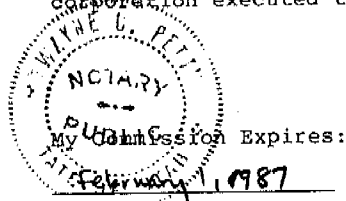
JB'S RESTAURANTS, INC.

ATTEST:

Wallace E. Broberg, Sr. By Clark D. Jones  
Its President

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 8<sup>th</sup> day of April, 1985, personally appeared before me Clark D. Jones and Wallace E. Broberg, Sr., who being by me duly sworn did say that they the said Clark D. Jones and Wallace E. Broberg, Sr. are the President and Secretary, respectively, of JB's Restaurants, Inc. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Clark D. Jones and Wallace E. Broberg, Sr. duly acknowledged to me that said corporation executed the same.



Wayne G. Petty  
NOTARY PUBLIC  
Residing in: Salt Lake City, Utah

[Corporate Seal]

