

WARRANTY DEED

SUGARLAND DEVELOPMENT COMPANY, A Wyoming Partnership, Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, receipt whereof is acknowledged, CONVEYS AND WARRANTS to BURGER KING CORPORATION, a Florida Corporation, Grantee, whose address is 17777 Old Cutler Road, P.O. Box 020783, General Mail Facility, Miami, Florida, 33102-0782, the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lot 6, Block 1 of the Replat of Sugarland South Addition, Sheridan County, Wyoming.

TOGETHER WITH all improvements situate thereon, and easements and appurtenances thereunto belonging; and

SUBJECT TO all reservations, restrictions, covenants, easements and rights of way of record and of sight.

WITNESS my hand this 18 day of January, 2000.

SUGARLAND DEVELOPMENT COMPANY

By: Homer Scott Go
General Partner

STATE OF WYOMING)

) ss.

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Homer Scott, General Partner of Sugarland Development Company, this 18 day of January, 2000.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission expires: June 11, 2003