

Location Code: 30-0001, Parcel Type: AP

WARRANTY DEED

FOR VALUABLE CONSIDERATION, McDONALD'S CORPORATION, a Delaware corporation "Grantor," grants and conveys to McDONALD'S REAL ESTATE COMPANY, a Delaware corporation, the "Grantee," whose tax mailing address is P.O. Box 66207, AMF O'Hare, Chicago, Illinois 60666 with warranty covenants, that certain 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.

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WITNESS the hand and seal of the undersigned this 1st day of January, 2005.

McDONALD'S CORPORATION,
A Delaware corporation

By: 

Catherine A. Griffin, Vice President

Prepared by:

_____, Esq.

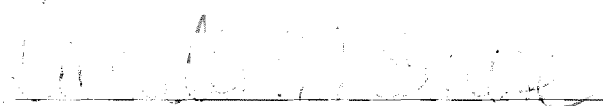
After recording mail to:

McDonald's Corporation
One McDonald's Plaza
Oak Brook, Illinois 60523

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

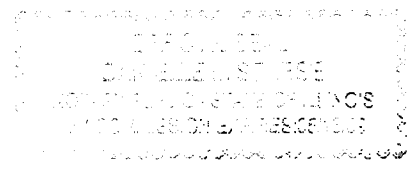
I, Danielle M. Senese, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Catherine A. Griffin, Vice President of McDonald's Corporation, a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Vice President, 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.



Danielle M. Senese, Notary Public

My commission expires: May 13, 2009.



A Tract of land situate within Section 12, T 10 N, R 3 E, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being Tract "B", Block 101, BEL-AIR, a Subdivision, Albuquerque, New Mexico, as the same is shown and designated on the said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 16, 1979. (Vol. C15, Folio 141), more particularly described as follows:

BEGINNING at the Northwest Corner of the Tract herein described, said point being the Northeast Corner of Tract "A" of the aforementioned plat;

THENCE S. 89° 30' 00" E., 105.71 feet to a point of curvature, thence continuing following a curve to the right whose radius is 20.00 feet, and whose long chord bears S. 44° 21' 52" E., a distance of 28.35 feet through an arc distance 31.51 feet to a point on tangent, being a point on the West Right of Way of San Pedro Boulevard N.E.; thence continuing along said Right of Way S. 00° 46' 16" W., 129.91 feet to the Southeast Corner; thence leaving said Right of Way, N. 89° 30' 00" W., 125.09 feet to the Southwest Corner; thence N. 00° 30' 00" E., 150.00 feet to the point of beginning.

EXHIBIT A
L/C: 30-0001
Parcel Type: AP