

**This Instrument Prepared By:**

Patricia L. Gorman  
McDonald's Corporation  
One McDonald's Plaza  
Oak Brook, IL 60521

From Information Furnished by  
The Parties

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the mutual covenants and conditions contained in that certain Purchase Agreement signed by the parties, and herein this Deed, we, the undersigned, McDONALD'S CORPORATION, a Delaware corporation, have this day bargained and sold and do hereby transfer and convey unto City of Jonesboro, a Municipal Corporation in the State of Arkansas, its successors and assigns, forever, that certain parcel of real estate located in the Craighead County, State of Arkansas, within the corporate limits of the City of Jonesboro, and being described as follows, to-wit:

**Permanent Right-of-Way**

Commencing at the northeast corner of the southeast quarter of Section 20-T14N-R4E as shown on the Record Plat as recorded in Book A, Page 39 of the Official Records of Craighead County, Arkansas, thence S 89°18'00" W, 287.38 feet to a point; thence S 00°42'00" E, 31.06 feet to the point of beginning proper; thence N 89°15'07" E, 44.22 feet to a point; thence S 00°19'21" E, 2.59 feet to a point; thence N 87°23'39" , 44.28 feet to the point of beginning proper and containing 0.001 acres (57 square feet).

TOGETHER with a 30 Temporary Construction Easement whereby Grantor grants to the City of Jonesboro, its contractors and employees, a Temporary Construction Easement to enter upon that portion of the property described below for the purpose of construction and maintenance of said right-of-way. The Temporary Construction Easement shall expire 180 days after the date the City of Jonesboro commences construction on the McDonald's property. Purchaser covenants to only close one ingress/egress drive at one time during construction and Purchaser covenants to give Seller 5 days prior written notice of its intent to commence construction so Seller may move its ingress/egress signs. These covenants shall survive closing and passing of this Deed to Purchaser.

**Temporary Construction Easement**

Commencing at the northeast corner of the northeast quarter of Section 20-T14N-R4E as shown on the Record Plat as recorded in Book A, Page 39 of the Official Records at Craighead County, Arkansas, thence S 89°18'00" W, 287.38 feet to a point; thence S 00°42'00" E, 31.06 feet to the point of beginning proper; thence S 87°23'39" E, 44.28 feet to a point; thence S 00°19'21" E, 15.02 feet to a point; thence N

87°23'39" W, 44.53 feet to a point; thence N 00°09'32" W, 5.01 feet to a point; thence N 87°23'39" W, 72.03 feet; thence N 00°42'00" W, 5.78 feet to a point; thence N 89°15'07" E, 72.22 feet to the point of beginning proper and containing 0.028 acres (1235 square feet).

Subject to easements, covenants, conditions, restrictions, agreements, reservations and all other matters of record and those matters recorded by an accurate survey and inspection of the properties described in this deed as well as taxes in subsequent years.


TO HAVE AND TO HOLD said real estate, together with all easements, rights and appurtenances, except any buildings and improvements located on the property title to which is reserved in the Grantor, and all of Grantor's rights, title and interest in all public adjoining the property.

We covenant with the said Grantee and their successors and assigns and do covenant and agree that we are lawfully seized in fee and possessed of said parcel of real estate, and that we have a good right to convey the same and that it is unencumbered, except for the current real property taxes.

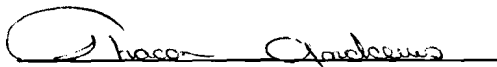
We further covenant and bind ourselves, our heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, its successors heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 17th day of November, 2000.

McDONALD'S CORPORATION, a  
Delaware corporation

  
Catherine A. Griffin  
Assistant Vice President

WITNESS:







STATE OF ILLINOIS

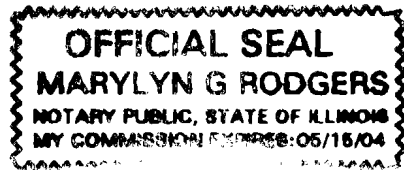
COUNTY OF DuPAGE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Catherine A. Griffin, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument (GENERAL WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Oak Brook, Illinois, this 17th day of November, 2000.

*Marylyn G. Rodgers*  
Notary Public

My Commission Expires: 5/15/04



Jonesboro, AR  
L/C: 003-0004

DEED BOOK 599 PAGE 372 - 374  
DATE 11/29/2000  
TIME 11:48:40 AM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
*Sharon Wright*, D.C.  
RECEIPT# 55825