

R.P.T.T. \$ #3

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made effective as of the 8th day of January, 1998, by HERBIG PROPERTIES LIMITED, a Nevada limited partnership (hereinafter referred to as "Grantor"), and CRESTMORE VILLAGE APARTMENTS LIMITED PARTNERSHIP, a Nevada limited partnership (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to its successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which it may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents the day and year first above written.

GRANTOR:

HERBIG PROPERTIES LIMITED, a Nevada limited partnership, by its general partner

THE HERBIG FAMILY 1991 TRUST,
dated June 26, 1991

By: Herman H. Herbig
Herman H. Herbig, Trustee

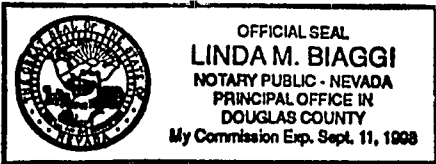
By: Anneliese Herbig
Anneliese Herbig, Trustee

0430888

BK0198PG3092

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on January 9th, 1998, by Herman H. Herbig and Anneliese Herbig, Trustees of the Herbig Family 1991 Trust, dated June 26, 1991, general partner of Herbig Properties Limited, a Nevada limited partnership.



Linda M. Biaggi
NOTARY PUBLIC
(My Commission Expires: 09-11-98)

Recording Requested by
and Return to:

Don L. Ross, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505

Send Tax Statements To:

Crestmore Village Apartments
Limited Partnership
247 North Westmonte Drive
Altamonte Springs, FL 32714

APN: portion of 25-160-40

0430888

BK0198PG3093

EXHIBIT "A"

558-04-97

01/06/98

Revised 01/14/98

DESCRIPTION
Adjusted Parcel 2

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW¹/₄) of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the West 1/16 corner of Section 3, T.12N., R.20E., and Section 34, T.13N., R.20E., M.D.M., a found 5/8" rebar with aluminum cap stamped "Do.Co." in well as shown on Record of Survey No. 23 for Douglas County recorded January 4, 1991 in the office of Recorder, Douglas County, Nevada as Document No. 242238;

thence South 00°28'21" West, 1302.20 feet to a found 5/8" rebar with tag RLS 5665;

thence along an existing fence line, the property boundary as described in Affidavit of Acknowledgement of Property Boundary recorded October 20, 1997 in the office of Recorder, Douglas County, Nevada in Book 1097, at Page 3757 and Book 1097, at Page 3760 North 89°19'44" West, 937.82 feet to the POINT OF BEGINNING;

thence South 00°21'36" West, 614.37 feet;

thence North 89°38'24" West, 295.23 feet to a point on the west line of said Section 3;

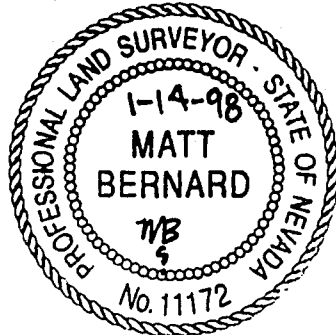
thence along said west line of Section 3 North 00°39'29" East, 616.51 feet;

thence along said existing fence line and property boundary South 89°19'44" East, 392.03 feet to the POINT OF BEGINNING, containing 5.56 acres, more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2294
Minden, Nevada 89423

REQUESTED BY
Anderson Eng.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA



'98 JAN 21 P3:49

LINDA SLATER
RECORDER

0430888

\$9.00 PAID DEPUTY

BK0198PG3094