

APN: 1220-03-201-007

Prepared by and after recording
return and send tax statements to:

Black Dog Village I L.L.C.
c/o Cristi Cristich-Milazzo
1760 Orbit Way
Minden, NV 89423

SPECIAL WARRANTY DEED

THIS INDENTURE is made and executed this 21st day of October 2015, by CRESTMORE VILLAGE APARTMENTS LIMITED PARTNERSHIP, a Nevada limited partnership ("Grantor"), whose mailing address is 247 North Westmonte Drive, Altamonte Springs, Florida 32714, to BLACK DOG VILLAGE I L.L.C., a Nevada limited liability company, as to an undivided one half interest and BLACK DOG VILLAGE II L.L.C., a Nevada limited liability company, as to an undivided one half interest, as tenants in common (collectively, "Grantee"), whose mailing address is 1760 Orbit Way, Minden, NV 89423.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Douglas County, Nevada ("Property") which is more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2014, and those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

Signed, sealed, and delivered in the presence of:

CRESTMORE VILLAGE APARTMENTS LIMITED PARTNERSHIP, a Nevada limited partnership

Katey Olds
Print Name: Katey Olds

By: Picerne Crestmore Village Apartments, L.L.C., a Nevada limited liability company, its general partner

Kristin Zapp
Print Name: Kristin Zapp

By: [Signature]
Robert M. Picerne, Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 19 day of October 2015, by Robert M. Picerne, as Manager of Picerne Crestmore Village Apartments, L.L.C., a Nevada limited liability company, as general partner of Crestmore Village Apartments Limited Partnership, a Nevada limited partnership, on behalf of the company and partnership. He is personally known to me.



[Signature]
Notary Public, State of Florida
Print Name: Michele Lynne Vice
Commission No.: FF 138095
My Commission Expires: 10-30-18

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1A:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2D OF PARCEL MAP LDA 00-048 FOR CRESTMORE VILLAGE APARTMENTS LIMITED PARTNERSHIP, FILED FOR RECORD SEPTEMBER 04, 2001 IN BOOK 901 OF OFFICIAL RECORDS, AT PAGE 65, DOCUMENT NO. 522014.

PARCEL 1B:

A NON-EXCLUSIVE EASEMENT RIGHTS APPURTENANT TO THE ABOVE-DESCRIBED PROPERTY, AS DESCRIBED IN AND SUBJECT TO THE TERMS OF THAT GRANT OF RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN CRESTMORE VILLAGE APARTMENTS LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, AND CRESTMORE VILLAGE APARTMENTS PHASE II LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, DATED FEBRUARY 18, 2000, AND RECORDED MARCH 24, 2000, IN OFFICIAL RECORDS BOOK 0300, PAGE 4455, AS DOCUMENT NO. 488529, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN PARCEL 1A ABOVE.

Exhibit "B"

Permitted Exceptions

1. Covenants, conditions, and restrictions in a Restrictive Covenant recorded January 03, 2000, in Book 100, Page 215 as Instrument No. 483729 of Official Records.

2. Covenants, conditions, and restrictions in a Restrictive Covenant (Affordable Housing Agreement) recorded February 02, 2000, in Book 200, Page 496 as Instrument No. 485666 of Official Records.

3. A document entitled "Agreement for Annexation", executed by and between Crestmore Village Apartments Limited Partnership and Minden-Gardnerville Sanitation District, a governmental body organized under the laws of the State of Nevada recorded March 31, 2000 in Book 300, Page 6164, as Instrument No. 489119 of Official Records.

4. Covenants, conditions, restrictions and easements in the document recorded August 29, 2000 in Book 800, Page 5241 as Instrument No. 498478 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Document(s) declaring modifications thereof recorded July 01, 2005 in Book 705, Page 205 as Instrument No. 648421 of Official Records.

5. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map recorded September 4, 2001, in Book 901, Page 65 as Instrument No. 522014 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.

6. A document entitled "Agreement to the Home Investment Partnerships Program", executed by and between the Housing Division, Department of Business and Industry, State of Nevada and United States Department of Housing and Urban Development recorded November 29, 2001 in Book 1101, Page 9326, as Instrument No. 528837 of Official Records.

7. Reservations, exceptions and provisions, as contained in Patent conveying the land.

8. Any additional liens which may be levied by reason of said premises being within the Minden-Gardnerville Sanitation District.

9. A document entitled "Affidavit of acknowledgment of property boundary" recorded October 20, 1997 in Book 1097, Page 3757 as Instrument No. 424373 of Official Records.

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Parcel Map recorded September 14, 1999, in Book 999, Page 2558, as Instrument No. 476559 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.

- And amended by that certain Certificate of Amendment recorded November 03, 2000 in Book 1100, Page 0468 as Instrument No. 502690 of Official Records.

11. The terms, conditions and provisions contained in the document entitled "Agreement", executed by and between Affordable Housing Group, Inc., an Ohio corporation, GTEB, LLC, a Nevada limited liability, Picerne Development Corporation, a Florida corporation and Douglas County, a political subdivision of the State of Nevada, recorded September 17, 1999 in Book 999, Page 3511 as Instrument No. 476854 of Official Records.

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Record of Survey Map recorded November 22, 1999 in Book 1199, Page 3786 as Instrument No. 481238 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.

13. The terms, conditions and provisions contained in the document entitled "Grant of Reciprocal Easement Agreement", executed by and between Crestmore Village Apartments Limited Partnership, a Nevada limited partnership and Crestmore Village Apartments Phase II Limited Partnership, a Nevada limited partnership, recorded March 24, 2000 in Book 300, Page 4455 as Instrument No. 488529 of Official Records.

14. Rights of parties in possession.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-03-201-007
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ 2,744,550

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value:

\$ 2,744,550

Real Property Transfer Tax Due

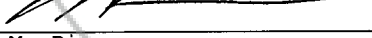
\$ 10,703.74 10,705.50 516

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature 
Robert M. Picerno

Capacity _____
Manager of general partner of Seller

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Crestmore Village Apartments Limited Partnership
Address: 247 North Westmonte Drive
City: Altamonte Springs
State: Florida Zip: 32714

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Black Dog Village I L.L.C. and Black Dog Village II L.L.C.
Address: 1760 Orbit Way
City: Minden
State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____