

DOUGLAS COUNTY, NV

2016-880224

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ANDERSON, MCCOY & ORTA

KAREN ELLISON, RECORDER

This instrument was prepared by and  
After recording return to:

Anderson, McCoy & Orta, P.C.  
100 North Broadway, Suite 2600  
Oklahoma City, OK 73102  
Telephone: (888) 236-0007

Jurisdiction: Douglas County  
State: Nevada  
Loan No.: 968714234  
AMO File No.:7129.031  
Property: Emeritus At Gardnerville  
(f/k/a Merrill Gardens at  
Gardnerville)  
APN: 1220-10-610-12 and  
1220-10-510-04

ASSIGNMENT OF MULTIFAMILY DEED OF TRUST, ASSIGNMENT OF RENTS  
AND SECURITY AGREEMENT  
AND  
ASSIGNMENT OF CROSS-COLLATERALIZATION AGREEMENT AND  
AMENDMENT TO SECURITY INSTRUMENT

FOR VALUE RECEIVED, **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is 8200 Jones Branch Drive, McLean, VA 22102 ("Assignor"), conveys, assigns, transfers, and sets over unto **DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR THE REGISTERED HOLDERS OF BANC OF AMERICA MERRILL LYNCH COMMERCIAL MORTGAGE INC., MULTIFAMILY MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-KP03**, ("Assignee"), whose address is 1761 East St. Andrew Place, Santa Ana, California 92705 without recourse, representation or warranty, express or implied, except as set forth in that certain related Mortgage Loan Purchase Agreement, all the right, title and interest of Assignor in and to the Multifamily Deed of Trust, Assignment of Rents and Security Agreement and other documents, if any, described in Schedule A attached hereto and incorporated herein, together with the note or notes described therein, and all other documents and instruments relating to or securing said Multifamily Deed of Trust, Assignment of Rents and Security Agreement or note or notes described therein, encumbering, among other things, the premises described in Exhibit A attached hereto and incorporated herein and the improvements thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

Dated this 28<sup>th</sup> day of April, 2016.

FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States

By: *Mary Ellen Slavinkas*  
Name: Mary Ellen Slavinkas  
Title: Director  
Multifamily Operations

STATE OF VIRGINIA

§  
§  
§

COUNTY OF FAIRFAX  
*FL*

On the 20 day of March, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Ellen Slavinkas, Director, Multifamily Operations, of Federal Home Loan Mortgage Corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument, and that such individual made such appearance before the undersigned, in Fairfax County, Virginia.

WITNESS my hand and official seal.

[SEAL]  
My Commission Expires:

*Pratima Jagerdeo*  
Name of Notary Public

PRATIMA JAGERDEO  
Notary Public  
Commonwealth of Virginia  
Reg. # 7526232  
My Commission Expires June 30, 2016

## SCHEDULE A

1. Multifamily Deed of Trust, Assignment of Rents and Security Agreement ("Deed of Trust"), dated as of April 6, 2009, by 1565 VIRGINIA RANCH ROAD, LLC, a Delaware limited liability company ("Borrower"), in favor of LAWYERS TITLE INSURANCE CORPORATION ("Trustee"), Trustee for, and on behalf of, KEYCORP REAL ESTATE CAPITAL MARKETS, INC. ("Original Lender"), in the amount of \$13,359,000.00, recorded on April 9, 2009, as Document Number 741135, in Book 409, Page 2512 in the office of the Recorder of Douglas County, Nevada ("Real Estate Records");
2. Cross-Collateralization Agreement and Amendment to Security Instrument ("Cross-Collateralization Agreement"), dated as of April 6, 2009, by Borrower, Original Lender and Trustee, which was recorded on April 9, 2009, as Document Number 741136, in Book 409, Page 2585 in the Real Estate Records;

Said Deed of Trust and Cross-Collateralization Agreement were assigned from Original Lender to FEDERAL HOME LOAN MORTGAGE CORPORATION by that certain Assignment of Security Instrument and Cross-Collateralization Agreement dated as of April 6, 2009 and recorded on April 9, 2009, as Document Number 741138, in Book 409, Page 2615, in the Real Estate Records.

**EXHIBIT A**

**[DESCRIPTION OF THE LAND]**

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

**PARCEL 1:**

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeasterly corner of Lot 5, Block "D" as shown on the Final Map for Jewel Commercial Park, Phase 2 filed for record July 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 417846, the Southwesterly terminus of Mathias Parkway;

Thence along the boundary of said Lot 5, South 29° 35' 16" West, 237.13 feet to the POINT OF BEGINNING;

Thence continuing along the boundary of said Lot 5 the following courses:

South 29° 35' 16" West, 468.08 feet;

North 46° 24' 12" West, 620.29 feet to a point on the Southerly right-of-way of Virginia Ranch Road;

Thence along said right-of-way, North 29° 35' 16" East 567.22 feet to the Southwesterly corner of Lot 5A as shown on the Record of Survey for Jewel Commercial Park recorded September 19, 1997 in said office of the Recorder as Document No. 422092;

Thence along the boundary of said Lot 5A, South 60° 24' 44" East, 82.61 feet;

Thence leaving said boundary of Lot 5A, South 11° 08' 02" East, 343.63 feet;

Thence South 71° 18' 45" East, 58.86 feet;

Thence South 60° 24' 44" East, 237.25 feet to the POINT OF BEGINNING.

APN: 1220-10-610-12

Document Number 0605687 is provided pursuant to the requirements of Section 1.NRS 111.312

**PARCEL 1A:**

Reciprocal Easements as set forth in that certain document entitled Declaration of Reciprocal Easements and Covenants recorded February 26, 2004, Book 204, page 11262, as Document No. 605687 of Official Records, Douglas County, Nevada.

**PARCEL 2:**

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, M.D.M., more particularly described as follows:

Commencing at the Northeasterly corner of Lot 5, Block D as shown on the Final Map for JEWEL COMMERCIAL PARK, PHASE 2, recorded July 24, 1997 in the office of the Recorder, Douglas County, Nevada as Document No. 417846, the Southwesterly terminus of MATHIAS PARKWAY; thence along the Southerly right-of-way of said MATHIAS PARKWAY, North 44 degrees 45 minutes 21 seconds West, 423.56 feet to the POINT OF BEGINNING; thence South 45 degrees 14 minutes 39 seconds West, 20.00 feet; thence South 81 degrees 33 minutes 55 seconds West, 134.55 feet; thence North 60 degrees 24 minutes 44 seconds West, 82.61 feet to a point on the Easterly line of VIRGINIA RANCH ROAD; thence North 29 degrees 35 minutes 16 seconds East, 116.94 feet; thence along the arc of a curve to the right having a radius of 30.00 feet, central angle of 105 degrees 39 minutes 23 seconds, and an arc length of 55.32 feet to a point on the Southerly right-of-way of said MATHIAS PARKWAY; thence South 44 degrees 45 minutes 21 seconds East, 161.91 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded September 19, 1997, in Book 997, Page 4056, as Document No. 422092.

APN: 1220-10-510-04

Document Number 436655 is provided pursuant to the requirements of Section 1.NRS 111.312