

(Above space reserved for Recorder)

PREPARED BY:

Patricia L. Brown, Esq. (MO Bar #51136)
First American Title
911 Main Street, Ste 2500
Kansas City, MO 64105
Telephone: 816-410-7911

GRANTOR:

DBAPPLEF LLC
c/o Fortress Investment Group
1345 Avenue of the Americas, 46th Floor
New York, NY 10105
Telephone: 415-616-5149

GRANTEES:

Mario C. Fiorio and Ines B. Fiorio, Trustees of the
Restatement of Fiorio Family Trust Dated
December 12, 1992
6300 Thomas Road
Gilroy, CA 95020
Telephone: 408-842-2983

Yvonne L. Valencia, Trustee of the Valencia
Family Bypass Trust Dated December 19, 1995
501 Pinecreek Court
Roseville, CA 95747
Telephone: 916-771-8529

INDEXING INSTRUCTION: Lot No. 1 of Phase 2, Village Shops of Crumpler Place
Subdivision, as shown on Plat of Record in Plat Book 60 at Page 24 *532-71-R6*

PLEASE RETURN DOCUMENT TO:

First American Title Insurance Company
National Commercial Services
911 Main, Suite 2500, Kansas City, MO 64105
Attention: Sheryl Snook
FILE NO. *49000MSI*

Page 1 of 4
Olive Branch MS
Store 52074

*Holcomb Dunbar
Bx 707
Oxford MS 38655*

**SPECIAL WARRANTY DEED
(MISSISSIPPI)**

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of August 9th, 2010 by and between **DBAPPLEF LLC, a Delaware limited liability company**, as Grantor ("Grantor"), and **Mario C. Fiorio and Ines B. Fiorio, as Trustees of the Restatement of Fiorio Family Trust dated December 12, 1992 as to an undivided 83.6768% interest and Yvonne L. Valencia, Trustee of the Valencia Family Bypass Trust dated December 19, 1995 as to an undivided 16.3232% interest**, as Grantees ("Grantees").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid unto Grantor at and before the delivery of this Deed, and other good and valuable consideration, the receipt and sufficiency of which hereby is acknowledged, Grantor does hereby convey and warrant specially unto Grantees, their respective successors and assigns, forever, in fee simple, with a covenant of further assurances and right to convey, the following property located in the City of Olive Branch, Desoto County, Mississippi, together with all improvements and appurtenances:

See Exhibit A attached to and made a part hereof.

This conveyance is made and accepted subject to all existing restrictions, reservations, easements, encumbrances, conditions, covenants, and party wall agreements; all zoning laws, ordinances, and rules affecting the use or improvement of the property; all taxes, levies, and assessments imposed by any governmental agency; prior reservations, conveyances or leases of oil, gas, sand, gravel and other minerals; and all matters which would be disclosed by an accurate survey.

It is intended to convey hereby the same real property described in that certain instrument found among the land records of Desoto County, Mississippi, in Deed Book 587, at page 601, reference to which is hereby made.

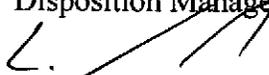
In witness whereof the Grantor, acting by and through its duly authorized representative, has executed this instrument on the date beneath its signature, and effective on the 9th day of August, 2010.

[SIGNATURE AND NOTARY ACKNOWLEDGMENT ON FOLLOWING PAGE]

GRANTOR:

DBAPPLEF LLC, a Delaware limited liability company

By: SKYLINE APPLE INVESTORS LLC, a Delaware limited liability company
ITS: Disposition Manager



BY: D. Scott Ruegg
ITS: Manager

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

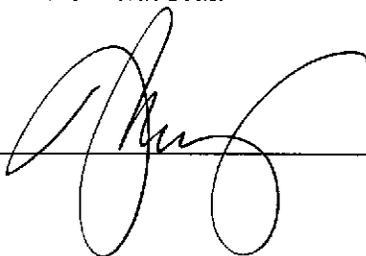
On August 4 2010, before me, JT Benitz, Notary Public, personally appeared D. Scott Ruegg, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entities upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____



(Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

Unit No.: 52074

Property Address: 7515 Goodman Road, Olive Branch, MS

PARCEL I:

LOT NO. 1 OF PHASE 2, VILLAGE SHOPS OF CRUMPLER PLACE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 60, PAGE 24 BEING LOCATED IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 6 WEST, OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI.

BEGIN AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 6 WEST; THENCE SOUTH $00^{\circ} 42' 02''$ WEST 99.06 FEET TO A POINT; THENCE SOUTH $89^{\circ} 17' 58''$ EAST 2960.33 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF GOODMAN ROAD TO A CHISEL MARK (FOUND); SAID MARK BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED LOT; THENCE SOUTH $89^{\circ} 17' 58''$ EAST 221.01 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIN (FOUND); THENCE SOUTH $00^{\circ} 40' 15''$ WEST 240.94 FEET TO AN IRON PIN (FOUND) IN THE NORTHERLY LINE OF A 40 FOOT INGRESS-EGRESS EASEMENT; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 16.80 FEET, DELTA ANGLE OF $06^{\circ} 25' 06''$, RADIUS OF 150.00 FEET, TANGENT LENGTH OF 8.41 FEET TO AN IRON PIN (FOUND); THENCE NORTH $89^{\circ} 17' 58''$ WEST 170.51 FEET ALONG SAID EASEMENT TO A CHISEL MARK (FOUND); THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 53.00 FEET, DELTA ANGLE OF $89^{\circ} 58' 13''$, RADIUS OF 33.85 FEET, TANGENT LENGTH OF 33.73 FEET TO A CHISEL MARK (FOUND) IN THE EASTERLY LINE OF A 30 FOOT INGRESS-EGRESS EASEMENT; THENCE NORTH $00^{\circ} 40' 15''$ EAST 206.27 FEET ALONG SAID EASEMENT TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH ALL EASEMENT RIGHTS AND APPURTENANCE WITH RESPECT TO INGRESS AND EGRESS TO THE PREMISES AS GRANTED IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT DATED FEBRUARY 25, 1998 AND RECORDED IN BOOK 331, PAGE 132 IN THE OFFICE OF THE CHANCERY CLERK, DESOTO COUNTY, MISSISSIPPI.