BOOK 9920 PG 534

30415

Box 49

FOR RECORDING PURPOSES

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $2,030,000.00

Affiant

Subscribed and Sworn to before me, this the 17 day of January, 1996

Notary Public

Commission Expires My commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
The Windsor Corporation 120 W. Grand Avenue Escondido, CA 92025	same % ROC Communities 6430 S. Quebec Street Englewood, CO 80111	33-61 33-61.02 33-141

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TRAILMONT MHP, LTD., a California limited Partnership

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WINDSOR PARK PROPERTIES 3, a California Limited Partnership

HEREINAFTER CALLED THE **GRANTEES**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LEGAL DESCRIPTION AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

0114744

IDENTIFICATION REFERENCE

96 JAN 17 PM 3:49

FILED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TN.

THIS IS ( )IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 1331 Dickerson Pike, Davidson County, Tennessee
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. claiming by through under the Grantor but no further or otherwise.

WITNESS, this 15th day of January, 1996

TRAILMONT MHP, LTD.,
a California limited partnership

By: U.S. Park Financial, a CA General Partnership. As General Partner

Trailmont MHP, Ltd.
a CA L.P.

By: U.S. Park Financial
a CA G.P.

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

BOOK 9920 PG 535

Personally appeared before me, Sonia M Orozco (Del Dominguez), a Notary Public in and for said County and State, the within named

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal at office at _____ on this the 12th day of January, 1996.

Commission Expires: 10-14-96

NOTARY PUBLIC
STATE OF ARIZONA
County of Maricopa
SONIA M. DOMINGUEZ
My Commission Expires Oct. 14, 1996

Sonia M Orozco Mic
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

State of Arizona)
) ss
County of Maricopa)

This instrument was acknowledged before me this 12th day of January 1996 by: Charles G. Irion as General Partner of U.S. Park Financial a California Partnership as General Partner of Trailmont MHP, LTD, a California limited partnership

Sonia M. Orozco
Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
County of Maricopa
SONIA M. DOMINGUEZ
My Commission Expires Oct. 14, 1998

3729 01/17 0101 03CHECK 7532.00

BOOK 9920PG537

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On 1/15/96 (Date) before me, Sally Barnhard, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Van Anderson (Name(s) of Signer(s))

☐ personally known to me – **OR** – ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SALLY BARNHARD
COMM. # 1059262
Notary Public — California
SAN DIEGO COUNTY
My Comm. Expires MAY 21, 1999

WITNESS my hand and official seal.

Sally Barnhard
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Individual	☐ Individual
☐ Corporate Officer Title(s): _____	☐ Corporate Officer Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact	☐ Attorney-in-Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
RIGHT THUMBPRINT OF SIGNER Top of thumb here	RIGHT THUMBPRINT OF SIGNER Top of thumb here
Signer Is Representing: Trailmont MHP	Signer Is Representing:

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EXHIBIT "A"

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the West margin of U.S. Highway 31W (Dickerson Pike) at its intersection with Old Dickerson Pike, being known as Trailmont Trailer Park and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Dickerson Pike, said point being 638 feet, more or less, southerly along said margin from the southerly margin of Old Dickerson Pike;

THENCE, leaving said margin, with the North line of Harold Hudgins of record in Deed Book 6358, page 611, Register's Office for Davidson County, Tennessee, North 85° 02' 13" West, 1241.14 feet to a point;

THENCE, with the East line of subject property South 03° 34' 59" West, 879.18 fete to an iron pin;

THENCE, with the West line of Walter Wells of record in Deed Book 5165, page 482, Register's Office for Davidson County, Tennessee, South 03° 50' 36" West, 315.35 feet to a planted stone;

THENCE, with the North line of John Gibbs, et. ux. of record in Deed Book 8991, page 530, Register's Office for Davidson County, Tennessee, North 87° 31' 45" West, 377.55 feet to an iron pin;

THENCE, with the East line of Roy S. Jackson, et. ux. of record in Deed Book 1227, page 285, Register's Office for Davidson County, Tennessee, North 03° 28' 04" East, 1627.63 feet to a corner post;

THENCE, with the South line of Gayle G. Ballou of record in Deed Book 3869, page 876, Register's Office for Davidson County, Tennessee, South 85° 20' 19" East, 382.76 feet to a planted stone;

THENCE, North 03° 56' 07" East, 221.82 feet to a planted stone;

THENCE, with the South line of John Hensley Jones, et. ux. of record in Deed Book 6080, page 307, Register's Office for Davidson County, Tennessee, North 88° 06' 15" East, 574.07 feet to an iron pin;

THENCE, with the South line of William T. Williams, et. ux. of record in Deed Book 8778, page 451, Register's Office for Davidson County, Tennessee, North 87° 49' 03" East 265.33 feet to an iron pin;

THENCE, with the South line of Delphia L. Holcomb of record in Deed Book 8780, page 763, Register's Office for Davidson County, Tennessee, South 89° 04' 23" East, 316.56 feet to a point;

THENCE, with the West line of George H. Montgomery of record in Deed Book 5289, page 731, Register's Office for Davidson County, Tennessee and Deed Book 5194, page 653, Register's Office for Davidson County, Tennessee, South 22° 03' 00" West, 509.10 feet to a concrete monument;

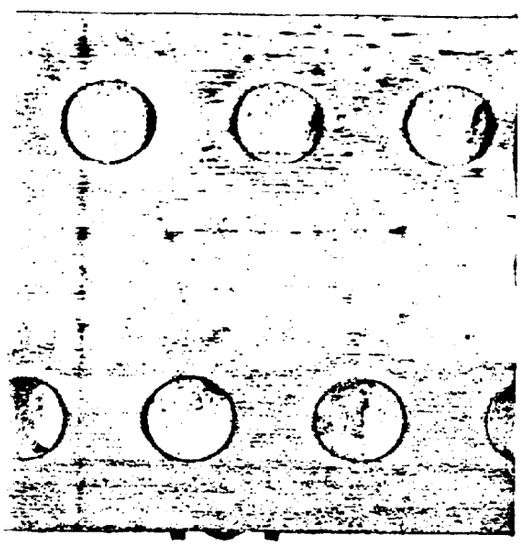
THENCE, South 67° 15' 00" East, 343.45 feet to an iron pin in the westerly margin of Dickerson Pike;

THENCE, with said margin and a curve concave to the East having a central angle of 1° 00' 54", a radius of 2914.93 and a chord of South 28° 00' 44" West, 51.64 feet for an arc length of 51.64 feet to a point;

THENCE, South 27° 22' 00" West, 135.23 feet to the point of beginning, containing 1,415,002 square feet or 32.48 acres, more or less.

BEING the same property conveyed to Trailmont MHP, Ltd., by Deed of Record in Book 6749, page 51, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9920 PG 539

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	
	2030000.00
CON TX	7511.00
PRFEE	1.00
AGREED	20.00
TOTAL	7532.00
CHECK	7532.00

01/17/96 01 15:50 0001 8729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141744

IDENTIFICATION REFERENCE

96 JAN 17 PM 3:49

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 997035