



Drafted by & Return to:

✓ Jon Freeman; Stonecrest Income and Opportunity Fund I, LLC
4300 Stevens Creek Blvd. #275, San Jose, CA 95129
Phone: 408-557-0700

Return to:

✓ John Handzel
3600 Valehill Dr.
Floyds Knobs, IN 47119

Send Tax Statements to: Grantee

EXCISE TAX: \$12.00

QUITCLAIM DEED

Dated: 7/15/2014

STATE OF NORTH CAROLINA

COUNTY OF PENDER

KNOW ALL MEN BY THESE PRESENTS, that **Stonecrest Income And Opportunity Fund I, LLC** (herein called GRANTOR), whose mailing address is 4300 Stevens Creek Blvd#275 San Jose, CA 95129, and

HECTOR LANDAVERDE, (herein called GRANTEE), whose mailing address is 1049 Wetterhorn Way, Wendell, NC 27591,

For and in the sum of **\$5,750.00 DOLLARS**, the receipt of which is hereby acknowledged, have given, granted, remised, released and forever quitclaimed, unto the Grantee, the following real estate situated in the City of Willard, County of Pender, State of North Carolina, more particularly described as follows:

COMMONLY KNOWN AS: **770 Church Street, Willard, NC. 28478**

PERMANENT PARCEL NO: **PIN # 3304-86-6883-0000 S&I # 08-102688**

LEGAL DESCRIPTION:

See Attached Exhibit "A"

Being the same property conveyed to Stonecrest Income And Opportunity Fund I, LLC on: **12/14/2010, B:3863 P:0025**



TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said GRANTEE, its heirs and assigns forever, so that neither the GRANTOR, nor its successors or assigns, nor any other person claiming through or under it, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and everyone of them shall by these presents be excluded and barred forever.

EXECUTED this July 18th, 2014.

Stonecrest Income And Opportunity Fund I, LLC,
a California Limited Liability Company, by
Stonecrest Managers Inc., a California
Corporation, it Manager

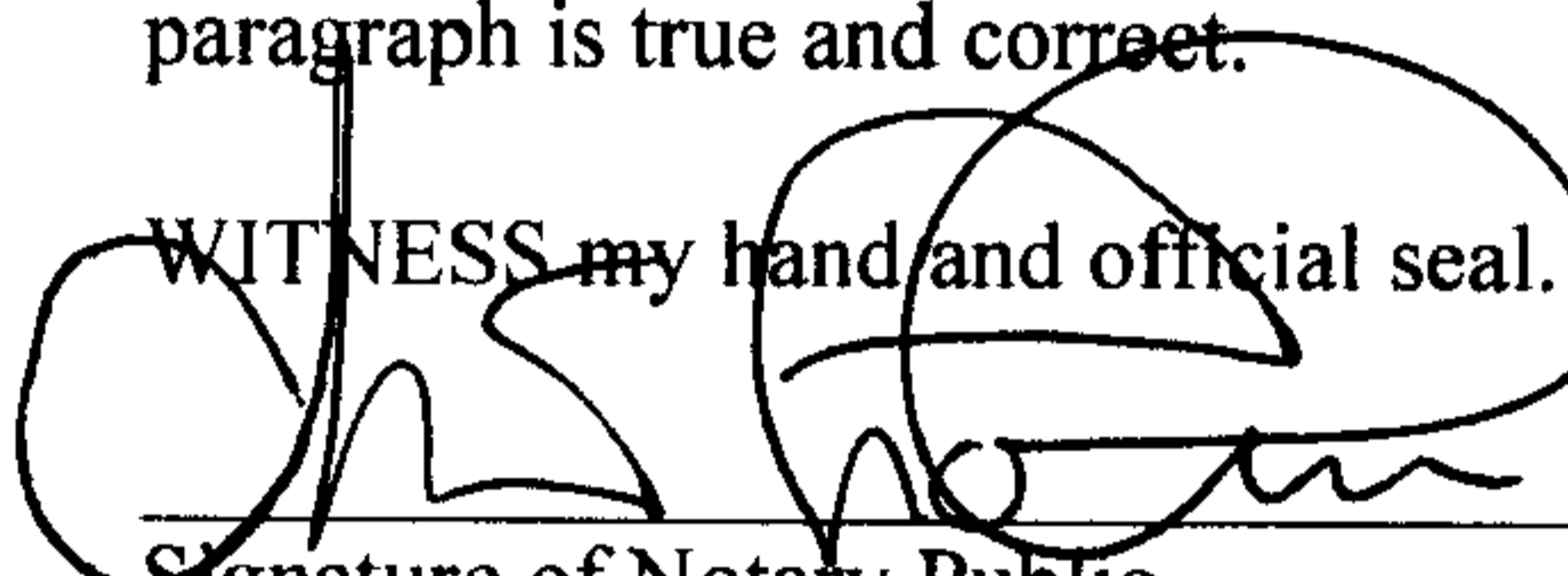
By: Jon Freeman, President

State of California
County of Santa Clara

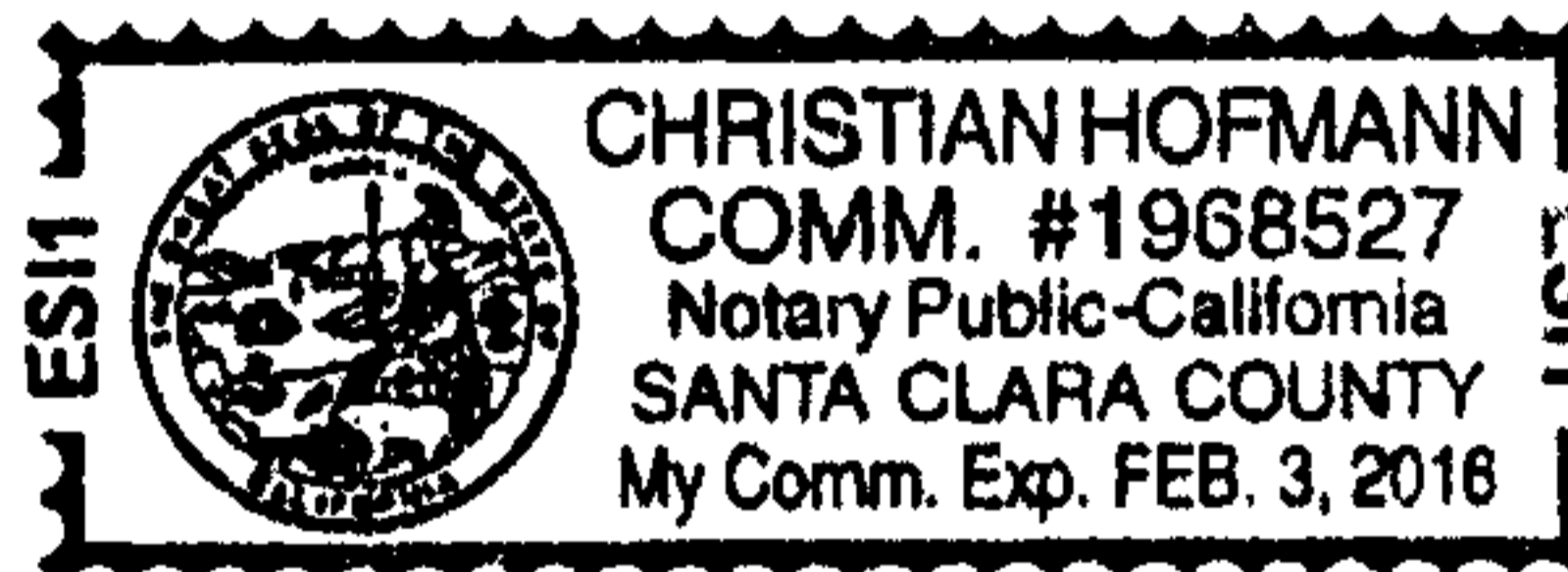
On July 18th, 2014, before me, Christian Hofmann, Notary Public, personally appeared Jon Freeman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which 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 of Notary Public (notary seal)



Prepared by:
Jon Freeman; Stonecrest Income and Opportunity Fund I, LLC
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Phone: 408-557-0700



EXHIBIT "A"

BEGINNING in the western right-of-way line of a road leading to Willard, North Carolina, Mable and Orlandus Lane's corner, running thence with their northern line North 58 degrees 03', 05" West 100 feet to a stake in said line, the point of BEGINNING: running thence from said beginning the same course continued (North 58 degrees 03', 05" West) 100 feet to a stake in the said line; thence South 29 degrees 36', 00" West 90 feet to a stake, a new corner; thence a new line; South 58 degrees 03', 05" East 100 feet to a stake, a new corner; thence North 29 degrees 36', 00" East 90 feet to the said point of BEGINNING, being a portion of a tract recorded in Book 418, Page 157, Pender County Registry,

Also, being that same property described in Deed recorded in Book No 711, Page 273 Pender County Registry, reference is made for a more accurate description. The above named Grantors are the heirs at law of Mable Lane and Arlandus Lane. For further reference see Pender County file Nos. OOE233 and OOE234. The above named Grantors are the heirs at law of Mable Lane and Arlandus Lane. For further reference see Pender County file Nos. 00E233 and 00E234.

COMMONLY KNOWN AS: 770 Church Street, Willard, NC. 28478