

2006089468 10/17/2006 10:19:45
PGS 5 \$26.00 DF \$2500.00 TD1000Y
Electronically Recorded Official Records Douglas County CO
Carole R. Murray Clerk and Recorder

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Wilmer Cutler Pickering Hale and Dorr LLP
100 Light Street, Suite 1300
Baltimore, Maryland 21202
Attn: Jill R. Seidman, Esquire

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

UNOFFICIAL COPY

2006089468

THIS QUITCLAIM DEED, made this 11th day of October, 2006 between LITTLETON CAMPUS, LLC, a Maryland limited liability company, whose legal address is c/o Erickson Retirement Communities, LLC, 701 Maiden Choice Lane, Baltimore, Maryland 21228, Grantor, and MSRESS III DENVER CAMPUS, LLC, a Delaware limited liability company, whose legal address is c/o Morgan Stanley/US RE Investing Division, 1585 Broadway, Floor 37, New York, New York 10036, Grantee:

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and Quitclaim, unto the Grantee, its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property situate, lying and being in the County of Douglas and State of Colorado described as follows:

See *Exhibit A* attached hereto

BEING A PORTION OF THAT SAME property conveyed to Grantor by Special Warranty Deed, recorded on September 14, 2004 in the public records of Douglas County, Colorado as document #2004095890.

THIS CONVEYANCE, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the public records of Douglas County, Colorado.



TO HAVE AND TO HOLD the same, together with all and the singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or in equity, to the only proper use and benefit of the Grantee, its heirs and assigns forever. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

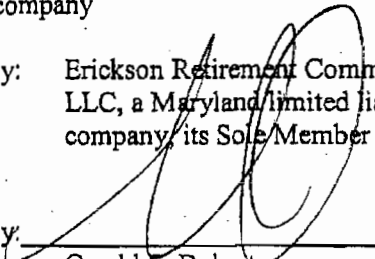
[Signatures on following page.]

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IN WITNESS WHEREOF, the Grantor has executed this Deed on the date set forth above.

LITTLETON CAMPUS, LLC, a Maryland limited liability company

By: Erickson Retirement Communities, LLC, a Maryland limited liability company, its Sole Member

By: 
Gerald F. Doherty
Executive Vice President

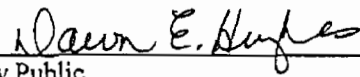
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STATE OF MARYLAND)
Anne Arundel)
CITY/COUNTY OF BALTIMORE)

The foregoing instrument was acknowledged before me this 11th day of October, 2006, by Gerald F. Doherty as Executive Vice President of Erickson Retirement Communities, LLC, a Maryland limited liability company, the Sole Member of Littleton Campus LLC, a Maryland limited liability company.

Witness my hand and official seal.

My commission expires: 2/23/2009


Notary Public

Printed Name: DAWN E. HUGHES
Notary Commission No.: NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires: My Commission Expires February 23, 2009

EXHIBIT A

LEGAL DESCRIPTION

(SEE ATTACHED)

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PARCEL ONE:

LOTS 1 AND 2,
ERICKSON FILING NO. 1,
RECORDED JUNE 2, 2006 AT RECEPTION NO. 2006046418, AND TECHNICAL PLAT CORRECTION
CERTIFICATES RECORDED SEPTEMBER 13, 2006 AT RECEPTION NO. 2006079335 AND JUNE 13, 2006
AT RECEPTION NO. 2006049968,
COUNTY OF DOUGLAS,
STATE OF COLORADO.

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PARCEL THREE

RESERVATION OF ACCESS ACROSS THE LINES RELINQUISHED IN RULE AND ORDER IN CASE NO. 83
CV 274 IN THE DISTRICT COURT OF DOUGLAS COUNTY, COLORADO, RECORDED January 17, 1985 IN
BOOK 558 AT PAGE 587 WHERE PASSAGEWAYS UNDER THE ROADWAY HAVE BEEN PROVIDED, AS
MORE PARTICULARLY SET FORTH IN SAID RULE AND ORDER.

EXHIBIT I