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Prepared by and return to:
Apostolos Gionis

The Law Office of Paul A. Gionis
612 S. Martin Luther King Jr Ave
Clearwater, FL 33756
727-446-3333
File Number: RE12067

R-ENV

Parcel Identification No. R0422218242000000230

15,000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 24th day of October, 2013 between StoneCrest Income and Opportunity Fund I, LLC whose post office address is 4300 Stevens Creek Blvd, Ste 275, San Jose, CA 95129 of the County of Santa Clara, State of California, grantor*, and James D. Bagley and Donna L. Bagley, husband and wife whose post office address is 12087 Finch Rd, Brooksville, FL 34613 of the County of Hernando, State of Florida, grantee*.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hernando County, Florida, to-wit:

Lot 23, ROYAL HILLS, according to the Plat thereof, as recorded in Plat Book 16, Page 8, Public Records of Hernando County, Florida together with mobile home VIN #FLA14612162A, TITLE 74070991 AND VIN #FLA146212162B, TITLE 74070990.

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Shanna Christensen
Witness Name: Shanna Christensen

Elizabeth Cortez
Witness Name: Elizabeth Cortez

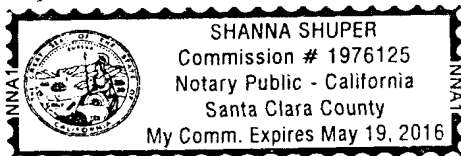
Stonecrest Income and Opportunity Fund I, LLC

By: [Signature]
Jon Freeman, Managing Member

State of CA
County of Santa Clara

The foregoing instrument was acknowledged before me this 9th day of August, 2013 by Jon Freeman of Stonecrest Income and Opportunity Fund I, LLC, on behalf of said firm. He/she is personally known or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Shanna Shuper

My Commission Expires: 5/19/2016

**Minutes of Meeting of Directors
of
Stonecrest Managers, Inc.**

The Director of Stonecrest Managers, Inc., (hereinafter, the "Company"), held a meeting of the Board of Directors at San Jose, California on 10/21/2013.

Present at that meeting were Jon O. Freeman, President, Jeff Morway, Vice President and Joan Verduzco, Secretary.

The President stated that the meeting was called to discuss selling the property located at 12087 Finch Road, Weekiwachee, FL 34614.

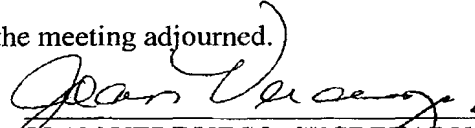
After discussion, and on motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLVED: That Stonecrest Managers, Inc. authorizes Stonecrest Income and Opportunity Fund I, LLC to sell the above referenced property.

RESOLVED: That Jon O. Freeman, President and a Managing Member, is authorized to sign all sellers' documents necessary to close

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting adjourned.)

Dated: 10/21/2013


JOAN VERDUZCO, SECRETARY

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612 S. Martin Luther King Jr. Ave
Clearwater, FL 33756

LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF **CA**
COUNTY OF **Santa Clara**

BEFORE ME, the undersigned authority, personally appeared JON FREEMAN, who first being sworn and on oath, deposes and states that;

1. I am the president of Stonecrest Managers, Inc. and the managing member of Stonecrest Income and Opportunity Fund 1, LLC.
2. Said Limited Liability Company is currently in existence under valid agreement and the LLC has not been terminated or dissolved and has been in full force and effect during the entire time of the LLC.
3. They are authorized by the articles of organization or regulations to execute deeds and mortgages on behalf of the limited liability company, and all necessary consents have been obtained.
4. Neither the limited liability company nor any of the member(s) are currently debtors in any bankruptcy proceeding, and this conveyance or mortgage is in the ordinary course of business.
5. This affidavit is given to induce Old Republic National Title Insurance and the Law Office of Paul A. Gionis, LLC, to issue its title policy insuring the contemplated transaction.
6. Affiant further states that they are familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that they have fully read this affidavit and understands its contents.
7. This affidavit is made for the purposes of issuing title on the below described property:
Lot 23, ROYAL HILLS, according to the Plat thereof, as recorded in Plat Book 16, Page 8, Public Records of Hernando County, Florida.

FURTHER AFFIANT SAYETH NAUGHT.

Witness Shanna Shuper
Shanna Shuper

Jon Freeman
Jon Freeman, Managing Member

Witness Elizabeth Coffey
Elizabeth Coffey

Sworn to and subscribed before me by the Affiant who produced Driver's License as identification on this 18th day of October, 2013.

Notary Public (Seal) Shanna Shuper

