

DEED TO REAL PROPERTY

3

THIS DEED made as of the 5th day of April, 1990, by and between EPIC ASSOCIATES 81-XCV, L.P., a Virginia limited partnership (the "Partnership"), SKL HOLDINGS CORPORATION, a Delaware corporation, as Asset Manager under the plan as hereinafter defined (the "Asset Manager"), and LUIGI BIANCARDI AND HEATHER J. ROTH, JOINT TENANTS (the "Grantee").

WHEREAS, the real properties owned by the Partnership as of May 12, 1986, including the real property conveyed hereby (the "Property"), are being administered under the Debtors' Second Amended Joint Plan of Reorganization (the "Plan") confirmed by the United States Bankruptcy Court for the Eastern District of Virginia, Alexandria Division, by order entered in Case Nos. 85-1306A through 85-1646A and 85-1724A through 85-1739A on April 25, 1986; and

WHEREAS, the authority of the Asset Manager to transfer its interests and the interests of the Partnership in the Property is set forth in a certain order of the said Bankruptcy Court recorded among the land records of LAKE COUNTY, INDIANA, on FEBRUARY 26, 1987, AS INSTRUMENT #903814 (the "Disposition Order") and a certain certification of the Secretary of the Workout Committee to said Bankruptcy Court recorded among the land records of LAKE COUNTY, INDIANA, on NOVEMBER 19, 1987, AS INSTRUMENT #950811; and

WHEREAS, the Partnership is a Debtor Partnership under the Plan; and

WHEREAS, the Partnership acquired title to the Property as EPIC Associates 81-XCV, but, as of January 1, 1987, has changed its name to EPIC Associates 81-XCV L.P.;

NOW, THEREFORE, WITNESSETH: that for and in consideration of the sum of FORTY EIGHT THOUSAND AND SIX HUNDRED Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, each of the Partnership and the Asset Manager does hereby GRANT AND CONVEY unto Grantee all of its right, title and interest in and to the Property, which is located in the COUNTY of LAKE in the State of INDIANA and more fully described on Exhibit "A," attached hereto and made a part hereof,

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments and appurtenances thereto and all reversions, remainders, rents, issues, profits and royalties thereof and therefrom,

TO HAVE AND TO HOLD unto Grantee and Grantee's heirs, executors, administrators and assigns forever.

This conveyance is made without representation or warranty of any kind or nature, express or implied, except as expressly set forth herein, and is subject to covenants, restrictions, easements, reservations, rights and rights-of-way of record.

The Partnership warrants that it holds fee simple title to the Property and that it has not done or knowingly and voluntarily suffered any act to encumber title to the Property, subject as aforesaid.

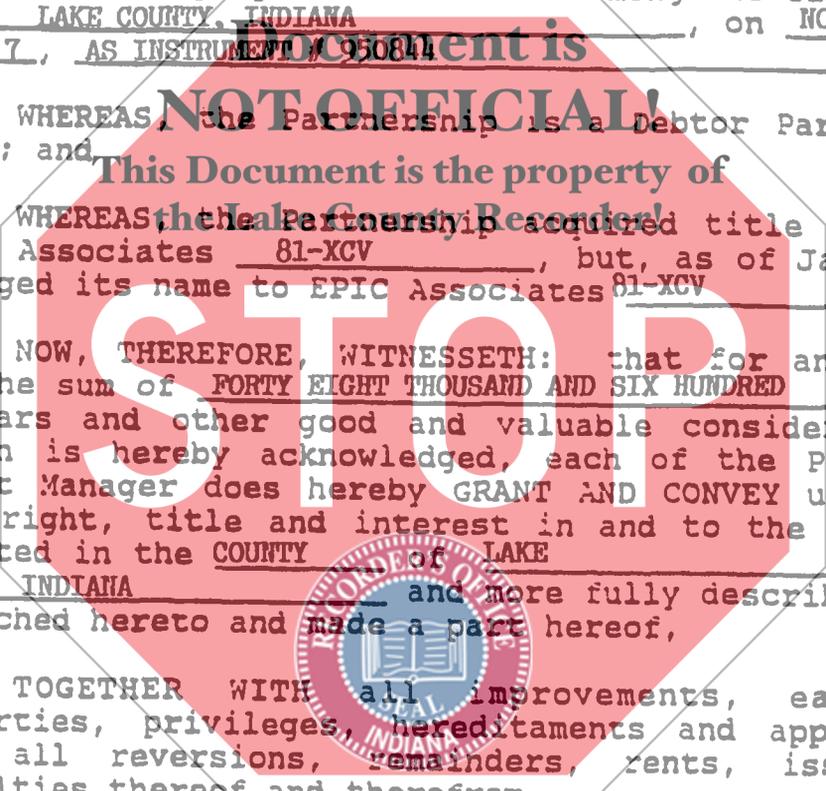
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 12 1990

*Anna M. Antone*  
AUDITOR LAKE COUNTY

4.00  
OK

000818



STATE OF INDIANA  
FILED  
APR 12 1990  
ROBERT L. OGDEN  
CLERK

Return to:  
First American Title Insurance Company  
5265 Commerce Drive  
Crown Point, IN 46307

Pursuant to Paragraphs 5, 8 and 9 of the Disposition Order, the Asset Manager warrants that it has complied with the provisions of the Property Disposition Program (as defined in the Plan) necessary to make this conveyance, and accordingly, this conveyance is made free and clear of the lien of the MORTGAGE recorded among the land records of LAKE COUNTY, INDIANA, on FEBRUARY 18, 1981, AS DOCUMENT #617960, which secures the repayment of a certain First Mortgage Note (as defined in the Plan).

Pursuant to Paragraph 7 of the Disposition Order, the making and delivery of this Deed is not and shall not be subject to any law imposing a stamp, real estate transfer or similar tax, as provided in Section 1146(c) of the United States Bankruptcy Code, 11 U.S.C. section 1146 (c).

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals.

EPIC ASSOCIATES 81-XCV, L.P.  
By: SKL Holdings Corporation, as  
Asset Manager under the Plan,  
acting pursuant to the  
Disposition Order

[Corporate Seal]

ATTEST:

Mary P. Arthur By: James E. Brammer  
(name) MARY ARTHUR (name) JAMES E. BRAMMER  
(title) ASSISTANT SECRETARY (title) VICE PRESIDENT

Signed, sealed and delivered in the presence of:

Kevin D. Myrick Carolyn Gray  
(name) KEVIN D. MYRICK (name) Carolyn Gray

[Corporate Seal]

ATTEST:

Mary P. Arthur By: James E. Brammer  
(name) MARY ARTHUR (name) JAMES E. BRAMMER  
(title) ASSISTANT SECRETARY (title) VICE PRESIDENT

Signed, sealed and delivered in the presence of:

Kevin D. Myrick Carolyn Gray  
(name) KEVIN D. MYRICK (name) Carolyn Gray

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX, ss:

On this 5th day of APRIL, 1990, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared JAMES E. BRAMMER, well known or satisfactorily proven to me to be the VICE PRESIDENT of SKL Holdings Corporation, a Delaware corporation, and acknowledged before me that (s)he executed the within instrument on behalf of said corporation as its free and voluntary act and deed, as Asset Manager under the Plan as defined within, for itself and, acting pursuant to the Disposition Order as defined within, on behalf of EPIC Associates 81-XCV, L.P., a Virginia limited partnership, for the purposes, uses and consideration therein expressed.

WITNESS my hand and official seal.

[Notarial Seal]

Merrillville, IN  
Notary Public D. MERILUSET BELTON

My commission expires: 6-6-91

When Recorded, RETURN TO:

MAIL TAX BILLS TO:  
1058 W. 61st Ave.  
Merrillville, IN 46410

Return to:  
First American Title Insurance Company  
5265 Commerce Drive  
Crown Point, IN 46307

**EXHIBIT "A"**

**LOT 142 IN BARCLAY VILLAGE UNIT NUMBER 3, PLAT OF CORRECTION, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.**

**ADDRESS: 1058 W. 61ST AVENUE, MERRILLVILLE, INDIANA**

