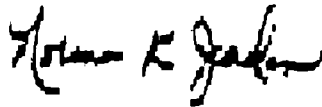


Instrument Book Volume Page
2023 - 2888 DB 557 923
DEED

2023 - 2888
Electronic Filing
From: Simplifile

Thru: ERX CHESTERFIELD COUNTY ASSESSOR
DATE 08/04/2023
TMS:31-15-1-2



2023 - 2888
Filed for Record in
CHESTERFIELD COUNTY, SC
FAYE WILLIAMS, REGISTER OF DEEDS
07/25/2023 10:09:51 AM
DEED \$15.00
Bk DB Vol 557 Page 923 - 930

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTERFIELD)

WARRANTY DEED

In consideration of Two Million Eight Hundred Fifty Thousand and No/100ths Dollars (\$2,850,000.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PAGELAND PLACE II, LLC**, a South Carolina limited liability company ("Grantor"), as of ~~June~~ ^{July} 20, 2023, SUBJECT TO the Permitted Exceptions as defined herein, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release, unto **PAGELAND PLACE 2022 L.L.C.**, a Michigan limited liability company ("Grantee"), the following real property (the "Property"):

All that certain piece, parcel, lot or tract of land, together with all buildings, fixtures and other improvements thereon, if any, situate, lying and being in the County of Chesterfield, State of South Carolina, which property is more particularly described on **Exhibit A** attached hereto and incorporated herein by reference.

Tax Map Number: 031-015-001-002

together with all the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise thereto incident or appertaining, TO HAVE AND TO HOLD, subject to the Permitted Exceptions, unto the Grantee, its successors and assigns, forever.

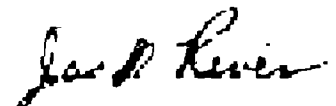
The Property is conveyed in "AS IS" "WHERE IS" PHYSICAL CONDITION, and Grantee, by acceptance of this deed, accepts the Property in its current physical condition, with all faults.

Except for claims with respect to the matters set forth on Exhibit B attached (the "Permitted Exceptions"), Grantor binds itself and its successors and assigns to warrant and defend the title of Grantee and its successors and assigns against Grantor and Grantor's successors and assigns lawfully claiming the same or any part thereof and no others.

Grantee's address:
Pageland Place 2022 L.L.C.
20250 Harper
Detroit, MI 48225

RECEIVED
08/04/2023
Auditor Chesterfield County, SC

[Signature(s) on following page(s)]



Consideration: \$2850000.00 STATE TAX: \$7410.00 LOCAL TAX: \$3135.00

Grantor has caused this Warranty Deed to be executed by its authorized signatory to be effective as of the date first written above.

GRANTOR:

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness #1

[Signature]
Witness #2

Pageland Place II, LLC,
a South Carolina limited liability company

By: VOA Pageland Place, Inc., a South Carolina non-
profit corporation

Its: Managing Member

By: *[Signature]*
Peter Desjardins

Its: Assistant Secretary/Assistant Treasurer

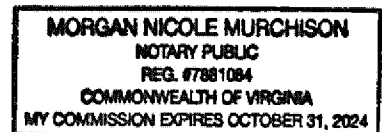
STATE OF Virginia)
City)
COUNTY OF Alexandria)

ACKNOWLEDGMENT

I, Morgan Murchison, Notary Public for the State of
Virginia, do hereby certify that the above-named Peter Desjardins, as the
Assistant Secretary/Assistant Treasurer of VOA Pageland Place, Inc., a South Carolina non-profit
corporation, as the Managing Member of Grantor, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument; and is personally known to me or who was
proved to me on the basis of satisfactory evidence to be the person who executed the foregoing
instrument.

Witness my hand and official seal this the 26 day of June, 2023.

[Signature]
Notary Public
My Commission Expires: 10/31/2024



[attach notary seal]

Exhibit A
Property Description

All that certain piece, parcel or tract of land, with the improvements, if any, thereon, situate, lying and being in Pageland Township, Chesterfield County, State of South Carolina, and being more particularly shown and delineated as **7.197 acres**, more or less, or 313,516.6 square feet on a ALTA/ACSM Land Title Survey prepared for Pageland Place LLC by Kenneth A. Johnson, Registered Land Surveyor No. 7879, dated April 4, 2006, and recorded in the Office of the Clerk of Court for Chesterfield County in Plat Book C, Page 221-D and according to said Survey having the following boundaries and measurements, to-wit:

Commencing at a point formed by the intersection of Mangum Street, (Hwy. S-13-547) 80' and Hwy. S-13-54, proceeding thence in a northeasterly direction along the western boundary of said Mangum Street (Hwy. S-13-547) 80' R/W for a distance of 362.00 feet to an old iron pin (3/4 pipe) which is the POINT OF BEGINNING: Thence turning and running N 04°10'00" W along property of Janice Miller Pearson for a distance of 1083.40 feet to an old iron pin (3/4 pipe) in the center of Branch; thence turning and running with the center of said Branch the following courses and distances N 87°27'00" E for a distance of 141.95 feet to a point; S 70°27'00" E for a distance of 63.05 feet to a point; and S 56°10'00"E for a distance of 126.75 feet to an old iron pin (3/4 pipe) in the center of said Branch; thence turning and running S 4°10'00" E along the property of Janice Miller Pearson for a distance of 959.45 feet to an old iron pin (3/4 rod) on the right of way of Mangum Street (Hwy. S-13-547) 80' R/W; thence turning and running along said Mangum Street (Hwy. S-13-547) 80' R/W the following courses and distances: S 83°26'00" W for a distance of 200.00 feet to a point; thence continuing along said Mangum Street (Hwy. S-13-547) 80' R/W S 81°09'00" W for a distance of 100.00 feet to an old iron pin (3/4 pipe) at the POINT OF BEGINNING.

This being the same property conveyed to Pageland Place II, LLC by deed of Pageland Place, LLC, dated June 6, 2006, and recorded June 7, 2006, in Deed Book 428, Page 170.

FOR INFORMATION ONLY

TMS Number: 031-015-001-002

Exhibit B
Permitted Encumbrances

1. Agreement and Declaration of Covenants, Conditions and Restriction appearing of record in the Office of the Clerk of Court for Chesterfield County in Book 275, Page 284.
2. Rights of others thereto entitled, in and to the continued uninterrupted flow of the branch along the back property line shown on plat of survey by Kenneth A. Johnson, RLS dated April 4, 2006.
3. Rights to leaseholds, as tenants only, under unrecorded leases.
4. Use Agreement by and between Pageland Place Associates, L.P. and the Secretary of Housing and Urban Development recorded May 3, 2004, in the Office of the Clerk of Court for Chesterfield County in Book 410, Page 1265; Assumption and Modification of Use Agreement to Pageland Place, LLC, recorded February 28, 2006, in Book 406, Page 972.
5. Agreement as to Restrictive Covenants by and between Pageland Place, LLC, and the South Carolina State Housing Finance and Development Authority, dated April 7, 2006, and recorded June 7, 2006, in the Office of the Clerk of Court for Chesterfield County, in Book 428, Page 162, but this policy insures that said restrictions have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title.
6. All easements and matters of survey as shown on the ALTA/ACSM Land Title Survey for Pageland Place LLC, by Kenneth A. Johnson, PLS, dated April 4, 2006, and recorded April 5, 2006, in Plat Cabinet C, Slide 221D, including but not limited to the following:
 - a. the portion of the property lying within the boundary of the branch;
 - b. ditch;
 - c. Underground and overhead power lines, power poles, and light poles;
 - d. Party walls and common elements within the boundaries of the development; and
 - e. other utilities shown on recorded survey.

STATE OF SOUTH CAROLINA)
COUNTY OF CHESTERFIELD)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 205 Mangum Street, Pageland, South Carolina 29728 bearing County Tax Map Number 031-015-001-002, was transferred by Pageland Place II, LLC to Pageland Place 2022 L.L.C. on ~~June~~ ^{July} 20, 2023.

3. Check one of the following: The deed is

- (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c) ☐ exempt from the deed recording fee because (See Information section of affidavit):
_____. (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes ☐ or No ☐.

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):

- (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$2,850,000.00.
- (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____
- (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$ _____

5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If Yes, the amount of the outstanding balance of this lien or encumbrance is: _____

6. The deed recording fee is computed as follows:

- (a) Place the amount listed in item 4 above here: \$2,850,000.00
- (b) Place the amount listed in item 5 above here: \$
- (If no amount is listed, place zero here.)
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$

7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$10,545.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Buyer.

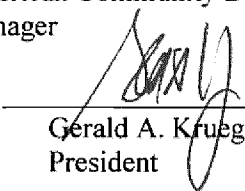
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Responsible Person Connected with the Transaction

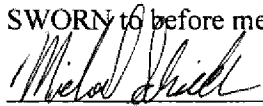
Pageland Place 2022 L.L.C.,
a Michigan limited liability company

By: MCFAH South Carolina L.L.C., a Delaware limited liability company
Its: Managing Member

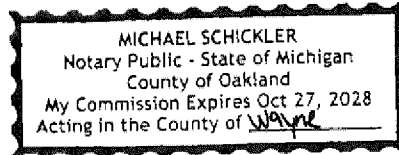
By: American Community Developers, Inc., Michigan corporation
Its: Manager

By: 
Gerald A. Krueger
Its: President

SWORN to before me this date: June 30, 2023.



Notary Public for _____
My Commission Expires: _____



INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.