

Special Warranty Deed

**Recording Requested By and
When Recorded Mail to:**

OAHS Manning Gardens LLC
c/o Orbach Affordable Housing Solutions LLC
980 Sylvan Avenue
Englewood Cliffs, New Jersey 07632
Attn: Jay Reinhard
Email: jay@OAHSAffordable.com

Recording Time, Book _____ & Page _____

SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED

COUNTY: Clarendon

TAX MAP NUMBER(S): 169-11-09-002-00

DATE: March 15, 2023

Grantor	Grantee
Manning Gardens MF I, LLC, a Delaware limited liability company c/o Infinity Real Estate Advisors 3475 Piedmont Road NE, Suite 1525 Atlanta, GA 30305 Attn: Gregory B. Jones Email: gjones@ireimpact.com	OAHS Manning Gardens LLC, a Delaware limited liability company c/o Orbach Affordable Housing Solutions LLC 980 Sylvan Avenue Englewood Cliffs, New Jersey 07632 Attn: Jay Reinhard Email: jay@OAHSAffordable.com

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee on this 15th day of March 2023, the real estate (the "Property") described as follows:

SEE EXHIBIT A attached hereto and incorporated herein by reference

Derivation: This being part of the same property conveyed to Grantor by that certain Ashton Manning, LP recorded January 24, 2020 in the Register of Deeds for Clarendon County, South Carolina, in Deed Book 1005 at Page 5812.

This conveyance is made ***SUBJECT TO*** those matters set forth in **EXHIBIT B**.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant to the Property.

TO HAVE AND TO HOLD all and singular the Property unto Grantee and Grantee's successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, and in lieu of all other warranties, express or implied, Grantor does hereby bind Grantor and Grantor's successors and assigns, to warrant and forever defend all and singular the title to the Property against all lawful claims and encumbrances done or suffered by or through Grantor, but against none other whatsoever.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal on the date set forth above.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

WITNESS:

Witness 1 Signature

Print Name: Dustin Bonik

Witness 2 Signature

Print Name: Jay Baurin

GRANTOR:

MANNING GARDENS MF I, LLC,
a Delaware limited liability company

By

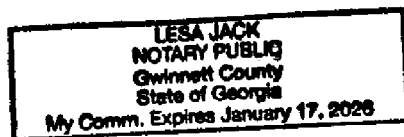
Gregory B. Jones
Authorized Signatory

STATE OF GEORGIA)
) S.S.
COUNTY OF FULTON)

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Gregory B. Jones, the Authorized Signatory of Manning Gardens MF I, LLC, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in his capacity as the Authorized Signatory of Manning Gardens MF I, LLC as the free and voluntary act and deed of Gregory B. Jones, for the uses and purposes therein set forth.

Given under my hand and official seal this 16 day of March, 2023.

[SEAL]



Notary Public

Lesa Jack

Exhibit A**Legal Description**

The Land referred to herein below is situated in the County of Clarendon, State of South Carolina, and is described as follows:

All that certain piece, parcel or tract of land lying, being and situate in the Town of Manning, School District Two, County of Clarendon, State of South Carolina, containing 6.735 acres according to an "ALTA/ACSM Land Title Survey prepared for Manning Properties, a limited partnership, 214 Alfred Henry Drive, Clarendon County, Manning, South Carolina (Manning Gardens Apartments)", dated 3/22/05, by Site Design, Inc. with the following metes and bounds to wit:

Beginning at an old 1.5" open top iron pin located on the Eastern right of way line of Alfred Henry Drive (S14-334) at the joint corner of Manning Properties Property, now or formerly, said iron pin being in 02-51-36 W 77.09 feet from the centerline intersection of Sykes Drive and said Alfred Henry Drive;

Thence running along said Eastern right of way of Alfred Henry Drive N 21-26-08 W 150.60 feet to a point;

Thence turning and running N 19-22-55 W 256.95 feet to an old ¾" crimp top iron pin at the joint corner of Sandra A. Wallace Property, now or formerly;

Thence turning and leaving said right of way and running along the line of said Wallace Property N 77-39-32 E 98.36 feet to an old angle iron at the joint corner of Evelyn Keith Property, now or formerly;

Thence turning and running along the line of said Keith Property 77-07-39 E 99.98 feet to an old 1" open top iron pin at the joint corner of Dianne Curtain & Marilyn C. Phillips Property, now or formerly;

Thence turning and running along the line of said Curtain & Phillips Property N 77-31-07 E 99.81 feet to an old 1" open top iron pin at the joint corner of Mary Alice G. White Property, now or formerly;

Thence turning and running along the line of said White Property N 77-24-6 E 100.14 feet to an old 1" open top iron pin;

Thence turning and running N 18-41-44 W 49.82 feet to an old 1" open top iron pin at the joint corner of Viola P. Dingle Property, now or formerly;

Thence turning and running along the line of said Dingle Property N 77-32-49 E 100.36 feet to an old ½" solid rod at the joint corner of Mary Alice G. White Property, now or formerly;

Thence turning and running along the line of said White Property N 77-16-39 E 69.37 feet to an old ½" open top iron pin with cap at the joint corner of Maeola C. Martin Property, now or formerly;

Thence turning and running along the line of said Martin Property S 17-59-34 E 50.42 feet to an old 5/8" rebar iron pin;

Continued

Thence turning and running N 78-45-35 E 225.37 feet to an old 1.5" crimp top iron pin at the joint corner of Clyde Gibson property, now or formerly;

Thence turning and running along said Gibson Property N 78-39-40 E 335.26 feet to an old 1.5" open top iron pin at the joint corner of Marshall A. McCoy, Sr. Property, now or formerly;

Thence turning and running along the line of said McCoy Property S 58-58-28 E 108.03 feet to an old $\frac{3}{4}$ " open top iron pin on the line of Ronnie & Annette W. Cousar Property, now or formerly;

Thence turning and running along the line said Cousar Property S 63-00-09 W 64.73 feet to an old $\frac{3}{4}$ " open top iron pin at the joint corner of Sylvia Conyers Property, now or formerly;

Thence turning and running along the line of said Conyers Property S 62-03-27 W 80.34 feet to an old top iron pin at the joint corner of Anthony & Beulah Bowman Property, now or formerly;

Thence turning and running along the line of said Bowman Property S 62-06-07 W 80.00 feet to a $\frac{5}{8}$ " rebar iron pin set at the joint corner of Nancy V. Pearson Property, now or Formerly;

Thence turning and running along the line of said Pearson Property and also along the line of Antoninette B. McDuffie Property, now or formerly S 62-12-21 W 159.93 feet to an old $\frac{3}{4}$ " open top iron pin (bent) at the joint corner of Janie William Property, now or formerly;

Thence turning and running along the line of said William Property and also along the line of said William Property and also along the line of James Bethea Property, now or formerly S 62-13-26 W 160.05 feet to a $\frac{5}{8}$ " rebar iron pin set at the joint corner of Diane O. Georgia Property, now or formerly, crossing over an old $\frac{3}{4}$ " open top iron pin at 80.05 feet;

Thence turning and running along the line of said Georgia Property, and also along the lines of Latonia Brock Property, now or formerly, and Howard & Vermeil Green Property, now or formerly S 62-06-58 W 239.94 feet to an old $\frac{3}{4}$ " open top iron pin at the joint corner of Clifton & Shirley M. Mack Property, now or formerly,

Thence turning and running along the line of said Mack Property S 62-11-50 W 80.44 feet to an old $\frac{1}{2}$ " open top iron pin at the joint corner of Sandra E. Bellow Property, now or formerly;

Thence turning and running along the line of said Bellow Property and also along the Northern edge of the right of way for and for an unimproved road known as Paul Smith Drive S 62-15-34 W 175.78 feet to an old $\frac{3}{4}$ " open top iron pin on the Western edge of said right of way and the joint corner of Manning Properties Property, now or formerly;

Thence turning and running along the line of said Manning Properties Property S 61-04-12 W 153.53 feet to the POINT OF BEGINNING.

Also being described pursuant to ALTA/NSPS Land Title Survey prepared by Site Design, Inc., dated August 22, 2019 as follows:

BEGINNING AT AN OLD 1.5" OPEN TOP IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY LINE OF ALFRED HENRY DRIVE (S14-334) AT THE JOINT CORNER OF MANNING

Continued

PROPERTIES PROPERTY, NOW OR FORMERLY, SAID IRON PIN BEING IN 02-51-36 W 77.09 FEET FROM THE CENTERLINE INTERSECTION OF SYKES DRIVE AND SAID ALFRED HENRY DRIVE;

THENCE RUNNING ALONG SAID EASTERN RIGHT OF WAY OF ALFRED HENRY DRIVE N 21-36-08 W 150.60 FEET TO A POINT;

THENCE TURNING AND RUNNING N 19-22-55 W 256.95 FEET TO AN OLD 3/4" CRIMP TOP IRON PIN AT THE JOINT CORNER OF SAUNDRA A. WALLACE PROPERTY, NOW OR FORMERLY.

THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF SAID WALLACE PROPERTY N 77-39-32 E 98.36 FEET TO AN OLD ANGLE IRON AT THE JOINT CORNER OF EVELYN KEITH PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID KEITH PROPERTY 77-07-39 E 99.98 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF DIANNE CURTAIN & MARILYN C. PHILLIPS PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CURTAIN & PHILLIPS PROPERTY N 77-31-07 E 99.81 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARY ALICE G. WHITE PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WHITE PROPERTY N 77-24- 6 E 100.14 FEET TO AN OLD 1" OPEN TOP IRON PIN;

THENCE TURNING AND RUNNING N 18-41-44 W 49.82 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF VIOLA P. DINGLE PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID DINGLE PROPERTY N 77-32-49 E 100.36 FEET TO AN OLD 2" SOLID ROD AT THE JOINT CORNER OF MARY ALICE G. WHITE PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WHITE PROPERTY N 77-16-39 E 69.37 FEET TO AN OLD 2" OPEN TOP IRON PIN WITH CAP AT THE JOINT CORNER OF MAEOLA C. MARTIN PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MARTIN PROPERTY S 17-59-34 E 50.42 FEET TO AN OLD 5/8" REBAR IRON PIN;

THENCE TURNING AND RUNNING N 78-45-35 E 225.37 FEET TO AN OLD 1.5" CRIMP TOP IRON PIN AT THE JOINT CORNER OF CLYDE GIBSON PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG SAID GIBSON PROPERTY N 78-39-40 E 335.26 FEET TO AN OLD 1.5" OPEN TOP IRON PIN AT THE JOINT CORNER OF MARSHALL A. MCCOY, SR. PROPERTY, NOW OR FORMERLY;

Continued

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MCCOY PROPERTY S 58-58-28 E 108.03 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE LINE OF RONNIE & ANNETTE W. COUSAR PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE SAID COUSAR PROPERTY S 63-00-09 W 64.73 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF SYLVIA CONYERS PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID CONYERS PROPERTY S 62-03-27 W 80.34 FEET TO AN OLD TOP IRON PIN AT THE JOINT CORNER OF ANTHONY & BEULAH BOWMAN PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID BOWMAN PROPERTY S 62-06-07 W 80.00 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF NANCY V. PEARSON PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID PEARSON PROPERTY AND ALSO ALONG THE LINE OF ANTONINETTE B. MCDUFFIE PROPERTY, NOW OR FORMERLY S 62-12-21 W 159.93 FEET TO AN OLD 3/4" OPEN TOP IRON PIN (BENT) AT THE JOINT CORNER OF JANIE WILLIAM PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID WILLIAM PROPERTY AND ALSO ALONG THE LINE OF SAID WILLIAM PROPERTY AND ALSO ALONG THE LINE OF JAMES BETHEA PROPERTY, NOW OR FORMERLY S 62-13-26 W 160.05 FEET TO A 5/8" REBAR IRON PIN SET AT THE JOINT CORNER OF DIANE O. GEORGIA PROPERTY, NOW OR FORMERLY, CROSSING OVER AN OLD 3/4" OPEN TOP IRON PIN AT 80.05 FEET;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID GEORGIA PROPERTY, AND ALSO ALONG THE LINES OF LATONIA BROCK PROPERTY, NOW OR FORMERLY, AND HOWARD & VERMELL GREEN PROPERTY, NOW OR FORMERLY S 62-06-58 W 239.94 FEET TO AN OLD 3/4" OPEN TOP IRON PIN AT THE JOINT CORNER OF CLIFTON & SHIRLEY M. MACK PROPERTY, NOW OR FORMERLY,

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MACK PROPERTY S 62-11-50 W 80.44 FEET TO AN OLD 1/2" OPEN TOP IRON PIN AT THE JOINT CORNER OF SANDRA E. BELLOW PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID BELLOW PROPERTY AND ALSO ALONG THE NORTHERN EDGE OF THE RIGHT OF WAY FOR AND FOR AN UNIMPROVED ROAD KNOWN AS PAUL SMITH DRIVE S 62-15-34 W 175.78 FEET TO AN OLD 3/4" OPEN TOP IRON PIN ON THE WESTERN EDGE OF SAID RIGHT OF WAY AND THE JOINT CORNER OF MANNING PROPERTIES PROPERTY, NOW OR FORMERLY;

THENCE TURNING AND RUNNING ALONG THE LINE OF SAID MANNING PROPERTIES PROPERTY S 61-04-12 W 153.53 FEET TO THE POINT OF BEGINNING

Continued

Derivation: This being part of the same property conveyed to Grantor by that certain Ashton Manning, LP recorded January 24, 2020 in the Register of Deeds for Clarendon County, South Carolina, in Deed Book 1005 at Page 5812.

TMS No.: 169-11-09-002-00

Exhibit B

PERMITTED EXCEPTIONS:

1. Rights of tenants, as tenants only, under unrecorded leases, without option to purchase or right of first refusal.
2. All taxes for 2023 and subsequent years are liens not yet due and payable, and any additional taxes which may result from a rebilling or reassessment of the subject property.
3. All Rights of Way, utility easements, drainage easement, and setbacks as delineated on plat recorded in Plat Book 27, Page 175, including but not limited to the following matters:
 - i. Right of Way for Alfred Henry Drive, as shown.
4. Easement to the Town of Manning in Deed Book A-21, page 62.
5. Easement to Carolina Power & Light Company in Deed Book 84, page 244.
6. NOTE: By letter dated January 14, 2020, Carolina Power & Light Company affirmed its right to maintain distribution rights-of-way and distribution easement rights on the Property.
7. Easement to Carolina Power & Light Company in Deed Book 84, page 245.
8. By letter dated January 14, 2020, Carolina Power & Light Company affirmed its right to maintain distribution rights-of-way and distribution easement rights on the Property.
9. Terms and conditions of Use Agreement for Multi Family Projects in Deed Book 631, Page 49.
10. Terms and conditions of Agreement as to Restrictive Covenants in Deed Book 632, Page 95.
11. Any charges for municipal services from the date of last reading, currently not yet due and payable.

STATE OF SOUTH CAROLINA

AFFIDAVIT OF CONSIDERATION

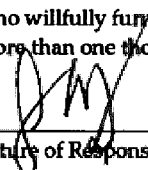
COUNTY OF CLARENDON

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

1. I have read the information included on page 2 of this affidavit and I understand such information.
2. The property being transferred is located at 214 Alfred Henry Drive, Manning, SC 29102, bearing tax map # 169-11-09-002-00, was transferred by Manning Gardens MFI LLC to OAHS Manning Gardens LLC on or about March 15, 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 \$2,000,000.00
 - (b) ☐ The fee is computed on the fair market value of the realty that 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:	\$2,000,000.00
(b) Place the amount listed in item 5 above here: (If no amount is listed, place zero here.)	\$0.00
(c) Subtract Line 6(b) from Line 6(a) and place result here:	\$2,000,000.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$7,400.00.

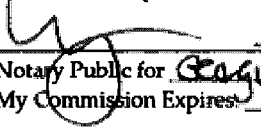
8. As required by Code Section, 12-24-70, I state that I am a responsible person who was connected with the transaction as: Gregory B. Jones, the Authorized Signatory of Manning Gardens MF I LLC.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent 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.



Signature of Responsible Person Connected with the Transaction

Gregory B. Jones
Print or Type Name Here

SWORN to before me this 7
day March, 2023



(L.S.)

Notary Public for Georgia

My Commission Expires 1/17/2024

