

YORK COUNTY, SC	
2021046293	DEED
RECORDING FEES	\$15.00
STATE TAX	\$33800.00
COUNTY TAX	\$14300.00
08-12-2021	08:13:17 AM
BK:RB 19506	PG:271-277

**TITLE TO REAL ESTATE
(LIMITED WARRANTY)**

KNOW ALL MEN BY THESE PRESENTS:

THAT FFAH MARKET PLACE, LLC, a South Carolina limited liability company, hereinafter referred to as “**Grantor**,” for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by MARKET PLACE HOUSING PARTNERS, LP, a South Carolina limited partnership, whose mailing address is 415 North First Avenue #19240, Seattle, WA 98109, hereinafter referred to as “**Grantee**,” has GRANTED, BARGAINED, SOLD, RELEASED, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, RELEASE, and CONVEY, subject to the Exceptions (as defined and set forth below), unto the said Grantee, its successors and assigns, all that certain lot, tract, or parcel of land situated in York County, South Carolina, as more particularly described on **Exhibit “A”** attached hereto and made a part hereof by reference:

TOGETHER WITH all of the rights, members, improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters set forth on the attached **Exhibit “B”** attached hereto and made a part hereof by this reference for all purposes, but excluding any mortgage, deed of trust, judgement lien, security interest, purchase option, right of first refusal, option to lease or mechanic or materialmen liens not created by Grantee, and any rights of reverter (collectively, the “**Exceptions**”);

TO HAVE AND TO HOLD the Property, subject to the Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever;

AND, subject to the Exceptions, Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and

assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other.

DERIVATION: Grantor acquired this Property by deed of Market Place Apartments, L.P. dated June 15, 2017 and recorded in the Office of the Register of Deeds for York County on June 16, 2017 in Book RB 16429 Page 250-257.

T.M.S. No. 600-16-02-009.

[Remainder of page intentionally blank]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 11th day of August, 2021.

Signed, sealed and delivered
in the presence of:

FFAH MARKET PLACE, LLC,
a South Carolina limited liability company

By: Foundation for Affordable Housing, Inc., a
Delaware nonprofit corporation, its sole member

[Signature]
(FIRST WITNESS)

Print Name:

[Signature]
(SECOND WITNESS)

Print Name:

[Signature]

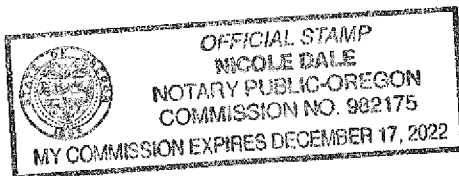
Name: Darrin Willard

Its: President

STATE OF Oregon)
COUNTY OF Deschutes)

ACKNOWLEDGMENT

On this 6 day of August, 2021, before me personally appeared the within-named Grantor, [SELLER], by Darrin Willard its President, who acknowledged to me that he ~~or she~~ executed the foregoing instrument; and who 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.



[Signature]
(Signature of Notary Public)
Name: Nicole Dale
Notary Public for the State of Oregon
My Commission Expires: 12/17/2022

[AFFIX NOTARY STAMP OR SEAL BELOW]

STATE OF SOUTH CAROLINA)
COUNTY OF York)

AFFIDAVIT

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

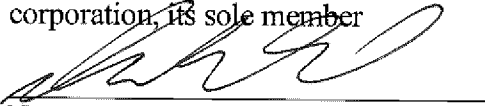
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 1333 Coronet Court, Rock Hill in York County, South Carolina, bearing York County Tax Map Number 6001602009 and was transferred by FFAH Market Place, LLC to Market Place Housing Partners, LP on Aug 11, 2021.
3. Check one of the following: The deed is
 - (a) x 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):
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) x The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ 13,000.00.
 - (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 x 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: \$ _____
 - (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 due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 48,100.00

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

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.

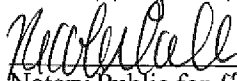
FFAH MARKET PLACE, LLC,
a South Carolina limited liability company

By: Foundation for Affordable Housing, Inc., a Delaware nonprofit corporation, its sole member



Name: Darrin Willard
Its: President

SWORN to before me this 6
day of August, 2021.


Notary Public for Oregon
My Commission Expires: 12/17/2022

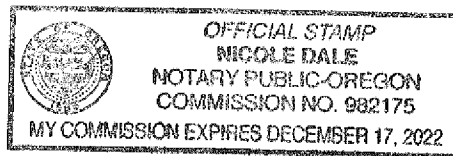


EXHIBIT A

LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, with all improvements thereon, situate, lying and being in the City of Rock Hill, County of York, State of South Carolina, containing 5.623 Acres, and being more particularly shown and delineated on a plat prepared for Market Place Apartments, LP by Cox and Dinkins, Inc., dated June 28, 2001, last revised August 6, 2001 and recorded in the Office of the Register of Deeds for York County in Plat Book B-383 at Page 1, and shown thereon as having the following boundaries and measurements, to-wit:

Beginning at a "X" on the concrete gutter, The Point Of Beginning, (P.O.B.), where the southern right-of-way margin of Heckle Boulevard and the western right-of-way margin of McCullough Street intersect; thence along the western right-of-way margin of McCullough Street S 48° 53' 30" W for a distance of 160.60 feet to a 1" pipe; thence turning and running along property now or formerly Thomas L. Richmond for the following bearings and distances: N 41° 21' 35" W for a distance of 145.25 feet to a 1" pipe; thence S 48° 40' 37" W for a distance of 75.07 feet to a 1" pipe; thence S 41° 23' 08" E for a distance of 145.32 feet to a 1/2" rebar located on the western right-of-way margin of McCullough Street; thence running with the western right-of-way margin of McCullough Street S 48° 51' 17" W for a distance of 218.88 feet to a 1/2" rebar located on the northern margin of a 15' alleyway, thence turning and running along the northern margin of the 15' alleyway N 42° 39' 00" W for a distance of 284.34 feet to a 1" pipe; thence turning and running along property now or formerly James D. Steel and Company and A.F. Fenrell for the following bearings and distances: N 41° 55' 00" E for a distance of 225.02 feet to a "X" on concrete sidewalk; thence N 44° 10' 56" W for a distance of 522.55 feet to a 5/8" rebar; thence turning and running along property now or formerly Clinton Institute N 62° 49' 10" E for a distance of 247.70 feet to a 1/2" rebar located on the southern right-of-way margin of Heckle Boulevard; thence turning and running along the southern right-of-way margin of Heckle Boulevard S 43° 50' 34" E for a distance of 590.79 feet to a nail and cap in asphalt; thence continuing along the southern right-of-way margin of Heckle Boulevard S 40° 32' 50" E for a distance of 183.33 feet to the "X" on the concrete gutter, the point of beginning.

AS MORE RECENTLY SHOWN on a plat of survey entitled "ALTA/NPS Land Title Survey for Apartments 5" prepared by Joseph C. Whisenant for Book & Clark National Coordinators, Project No. 201604435, 005, dated December 9, 2016, last revised _____ and described therein as follows:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE CITY OF ROCK HILL, COUNTY OF YORK, STATE OF SOUTH CAROLINA, CONTAINING 5.62 ACRES AND BEING MORE PARTICULARLY SHOWN DELINEATED ON A PLAT PREPARED FOR APARTMENTS 5, BY JOSEPH C. WHISENANT, DATED DECEMBER 9, 2016, LAST REVISED DECEMBER 12, 2016 AND SHOWN HEREON HAVING THE FOLLOWING BOUNDARIES AND MEASUREMENTS, TO-WIT:

BEGINNING AT AN "X" ON THE CONCRETE GUTTER, THE POINT OF BEGINNING (P.O.B.), WHERE THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD AND THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET INTERSECT; THENCE ALONG THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET S 46° 20' 45" W FOR A DISTANCE OF 160.60 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY FGW PROPERTIES, LLC FOR THE FOLLOWING BEARINGS AND DISTANCES: N 43° 54' 21" W FOR A DISTANCE OF 145.44 FEET TO AN IRON PIN FOUND; THENCE S 46° 16' 53" W FOR A DISTANCE OF 75.07 FEET TO AN IRON PIN SET; THENCE S 43° 53' 37" E FOR A DISTANCE OF 145.33 FEET TO AN IRON PIN FOUND LOCATED ON THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET; THENCE RUNNING WITH THE WESTERN RIGHT-OF-WAY MARGIN OF MCCULLOUGH STREET S 46° 20' 42" W FOR A DISTANCE OF 218.95 FEET TO AN IRON PIN LOCATED ON THE NORTHERN MARGIN OF A 15' ALLEYWAY, THENCE TURNING AND RUNNING ALONG THE NORTHERN MARGIN OF THE 15' ALLEYWAY N 45° 08' 12" W FOR A DISTANCE OF 284.31 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG THE PROPERTY NOW OR FORMERLY CHARLES BURNETT II FOR THE FOLLOWING BEARINGS AND DISTANCES:

N 39° 22' 15" E FOR A DISTANCE OF 225.02 FEET TO AN "X" ON CONCRETE SIDEWALK; THENCE N 46° 43' 41" W FOR A DISTANCE OF 522.55 FEET TO AN IRON PIN FOUND; THENCE TURNING AND RUNNING ALONG PROPERTY NOW OR FORMERLY COLLEGE CLINTON NORMAL & IND N 60° 19' 55" E FOR A DISTANCE OF 247.78 FEET TO AN IRON PIN FOUND LOCATED ON THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD; THENCE TURNING AND RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY MARGIN OF HECKLE BOULEVARD S 46° 22' 30" E FOR A DISTANCE OF 590.80 FEET TO A "PK" NAIL SET IN ASPHALT; THENCE

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2021 and subsequent years, which are a lien, but are not yet due and payable.
2. Rights of tenants, as tenants only, under unrecorded, unexpired residential leases, with no rights to purchase, rights of first offer or rights of first refusal.
3. Grants of Rights of Way to the City of Rock Hill, S.C. as recorded in Book 421, Page 573 and Book 397, Page 82, and Book 397, Page 75, all of the York County Registry, reference being made to the records thereof for the full particulars.
4. General Permit to Rock Hill Telephone Company as recorded in Book 428, Page 355 of the York County Registry, reference being made to the records thereof for the full particulars
5. Terms, conditions, covenants and restrictions contained within that Agreement as to Restrictive Covenants as recorded in Book 3388, Page 270 of the York County Registry, reference being made to the records thereof for the full particulars.
6. Terms, conditions and restrictions contained within that Use Agreement as recorded in Book 16429, Page 258 of the York County Registry, reference being made to the records thereof for the full particulars.
7. Easements, Setback Lines and any other facts shown on that Plat recorded in Plat Book B383, Page 1 of the York County Registry, reference being made to the records thereof for the full particulars.