

Tax Map:

RECORDED THIS 19th DAY
OF JANUARY, 2022
IN BOOK 00 PAGE 00

Auditor, Lancaster County, SC

LANCASTER COUNTY, SC
2022000866 DEED
RECORDING FEES \$15.00
STATE TAX \$2288.00
COUNTY TAX \$968.00
PRESENTED & RECORDED
01-19-2022 09:58:38 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER, COUNTY SC
By: CANDICE PHILLIPS
BK:DEED 1510 PG:71-78

THE PROPERTY BEING CONVEYED BY THIS DEED CONSISTS OF UNIMPROVED LOTS. FUTURE PURCHASERS ARE HEREBY NOTIFIED THAT GRANTOR IS NOT RESPONSIBLE FOR ANY HOMES AND OTHER IMPROVEMENTS SUBSEQUENTLY CONSTRUCTED ON THE PROPERTY BY GRANTEE OR BY GRANTEE'S SUCCESSORS OR ASSIGNS.

PREPARED BY:

St. Amand & Efir PLLC
3315 Springbank Lane, Suite 308
Charlotte, NC 28226
Attention: J. Scott Efir

AFTER RECORDING, RETURN TO:

Lennar Carolinas, LLC
6701 Carmel Road Suite 425
Charlotte NC 28226
Attn: Mark Henninger

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

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

KNOW ALL MEN BY THESE PRESENTS, that AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company, whose address is c/o AGWIP Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255 (hereinafter whether singular or plural referred to as the “Grantor”), in the State aforesaid, for and in consideration of the sum of Eight Hundred Seventy-Nine Thousand Nine Hundred Sixty and No/100 Dollars

(\$879,960.00) and other good and valuable consideration to the Grantor in hand paid at or before the sealing and delivery of these presents by LENNAR CAROLINAS, LLC, a Delaware limited liability company, (hereinafter referred to as the "Grantee"), in the State aforesaid, the receipt and sufficiency of whereof are hereby acknowledged, has, subject to the Permitted Exceptions, granted, bargained, sold and released, and by these presents does, subject to the Permitted Exceptions, grant, bargain, sell and release unto the Grantee, its successors and assigns, forever, the following described property, to wit:

THE PREMISES IS HEREBY CONVEYED AND ACCEPTED SUBJECT TO THE FOLLOWING: (collectively, the "Permitted Exceptions"): all general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which the Premises Lots are a portion, any matter shown on the plat of the Premises referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Premises.

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE FOR A FULL AND
COMPLETE LEGAL DESCRIPTION OF THE PROPERTY
BEING CONVEYED (THE "PREMISES")

GRANTEE'S MAILING ADDRESS: For the purpose of this deed Grantee's mailing address is:

Lennar Carolinas, LLC
6701 Carmel Road Suite 425
Charlotte NC 28226
Attn: Mark Henninger

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

TO HAVE AND TO HOLD all and singular the Premises, subject to the Permitted Exceptions, unto the Grantee, its successors and assigns forever.

AND, subject to the Permitted Exceptions, the Grantor does hereby bind the Grantor and the Grantors' successors and assigns, to warrant and forever defend all and singular the Premises unto the Grantee and the Grantee's successors and assigns against the Grantor and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, under or through the Grantor, but not otherwise.

The masculine singular pronouns used throughout this document shall be read as the masculine, feminine or neuter form of pronoun (in singular or plural) as the context shall require. In addition, the word "heirs" shall be read as "successors" in reference to any grantor or grantee which is not an individual.

[Signatures on Next Page]

EXECUTED this 12th day of January, 2022

GRANTOR:

Signed, sealed and delivered in the presence of:

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company

[Signature]

Signature of Witness

By: AGWIP Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

Vanessa Garcia

Print Name

By: [Signature]
Steven S. Benson, its Manager

[Signature]

Signature of Witness

NEIL BISKIND

Print Name

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 12th day of January, 2022 by means of physical presence, by Steven S. Benson, the manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

[Signature]
Notary Public

(SEAL)

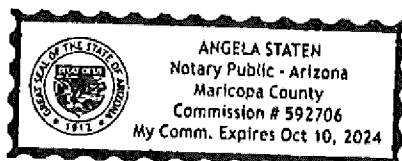


EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

BEING all of “**Lot 49,**” “**Lot 50,**” “**Lot 51,**” “**Lot 158,**” “**Lot 159,**” “**Lot 160,**” **Lot 161,**” and “**Lot 162** as shown on plat entitled “**FINAL PLAT OF WALNUT CREEK PHASE 4 MAP 3B, MAP 4**” recorded in Plat Book 2021, Page 536, in the Lancaster County ROD Office.

AND

BEING all of “**Lot 57**” as shown on plat entitled “**FINAL PLAT OF WALNUT CREEK PHASE 4 MAP 3B, MAP 3**” recorded in Plat Book 2021, Page 405, in the Lancaster County ROD Office.

DERIVATION: Being a portion of the property conveyed to AG Essential Housing Multi State 2, LLC from Lennar Carolinas, LLC dated January 28, 2021 and recorded March 1, 2021 in Deed Book 1413, Page 34, in the Lancaster County ROD Office.

TMS NOS.: P/O 0015-00-012.00 and 0015-00-013.00

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)

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 in Lancaster County, South Carolina and being portions of TMS#: 0015-00-012.00 and 0015-00-013.00 as more particularly described on Exhibit "A" from AG Essential Housing Multi State 2, LLC to Lennar Carolinas, LLC on January 18, 2022.
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 distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (*see #12 on Information section of Affidavit*): *quit claim deed used to confirm title already vested in the grantee. No consideration having been paid.*
(*If exempt, please skip items 4, 6, and 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 \$879,960.00
 - (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. (This includes, pursuant to Code Section 12-59-140(E)(6), and 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 between the lienholder and the buyer existing before 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:	<u>\$879,960.00</u>
(b) Place the amount listed in item 5 above here (if no amount place zero)	<u>\$0.00</u>
(c) Subtract Line 6(b) from Line 6(a) and place result here:	<u>\$879,960.00</u>
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$3,256.00
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

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 on Next Page]

EXECUTED this 12th day of January, 2022

GRANTOR:

AG ESSENTIAL HOUSING MULTI STATE 2,
LLC, a Delaware limited liability company

By: AGWIP Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 12th day of January, 2022
by Steven S. Benson, the manager of AGWIP Asset Management, LLC, an Arizona limited
liability company, the Authorized Agent of AG ESSENTIAL HOUSING MULTI STATE 2, LLC,
a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)

