

This instrument prepared by:

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Thompson Hine LLP
312 Walnut Street, Suite 2000
Cincinnati, Ohio 45202

Convey number: 314721
Deed number: 22-587440
Instr. number: 22-590292
Transfer date: 10/04/2022
Sec.: 319.202 R.C.
Sec.: 322.02 R.C.
Dusty Rhodes
Hamilton County Auditor
Sales Amount: 0.00
Permissive fee: 0.00
Transfer fee: 1.00
Conveyance fee: 0.00

Scott Crowley

Hamilton County Recorder's Office

Doc #: 2022-0093791 Type: DE

Filed: 10/04/22 01:47:03 PM \$78.00

Off. Rec.: 14765 02062 F 5 364



b1476502062Fb

After recording, send to:

AndMark Management Company, LLC
12916 Evanston St.
Los Angeles, CA 90049
Attn: Mark Mosch

Send future tax bills to:

c/o Sunset Property Solutions
Turpin SPV, LLC
3053 Madison Road
Cincinnati, Ohio 45209
Attn.: Accounting Dept.

Permanent Parcel #: 500-0360-0006-00 and 001-0001-0029-00

Official Record Volume 13495, Page 1723

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, is made and entered into this 22nd day of September, 2022, by and between ANDMARK WOODS AT TURPIN APARTMENTS, LLC, an Ohio limited liability company ("Grantor"), and TURPIN SPV, LLC ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby grant, bargain, sell and convey, with limited warranty covenants, unto Grantee the following described real estate, situated and being in the County of Hamilton, State of Ohio, to-wit:

SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining, unto Grantee, its successors and assigns, in fee simple forever. Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered except for those matters set forth on **Exhibit "B"** attached hereto and made a part hereof; and that it will warrant and forever defend the title and quiet possession thereto against the lawful claims of all persons claiming the same by, through or under Grantor (excluding claims arising out of the matters set forth on **Exhibit "B"**), but not further or otherwise.

[Signature Page Follows]

Electronically Recorded By:
Fidelity National Title Insurance Company
4111 Executive Parkway, Suite 304
Westerville, Ohio 43081
File Number: *GW2200830*

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed, to be effective as of this 22nd day of September, 2022.

GRANTOR:

ANDMARK WOODS AT TURPIN APARTMENTS, LLC
an Ohio limited liability company

By AndMark Investment Fund III, LLC,
a Delaware limited liability company,
Manager

By AndMark Management Company, LLC,
a California limited liability company,
Manager

By Mark Mosch,
Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On September _____, 2022, before me, _____, a notary public, personally appeared Mark Mosch, as Manager of AndMark Management Company, LLC, the Manager of AndMark Investment Fund III, LLC, the Manager of AndMark Woods at Turpin Apartments, LLC, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On SEPTEMBER 22, 2022 before me, Mark C. Glode Notary Public
(insert name and title of the officer)

personally appeared MARK MOSCH,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

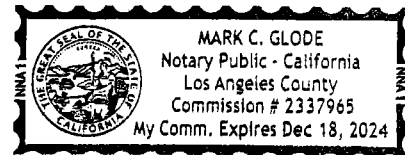


EXHIBIT A

Tax Map - Sep 27 2022 RG

LEGAL DESCRIPTION OF LAND

CAGIS - _____

PARCEL I:

Situated in N. Massie's Military Survey No. 2276, Anderson Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at the intersection of the center line of Clough Road, with the center line of Newtown Road, the center line of Clough Road being the center line as established by Hamilton County Engineer's Office (1940); Thence with said center line of Clough Road, South 57° 25' 30" East, 254.00 feet to a point; Thence South 34° 48' 30" West, 128.36 feet to a point in a northerly line of the lands registered as Registered Land Certificate No. 75834, Registered Land Records; Thence with said lands registered as Certificate No. 75834, the following two courses and distances: North 59° 07' West, 283.51 feet and North 33° 48' 30" East, 136.68 feet to a point in the center line of Clough Road; Thence with centerline of Clough Road, South 57° 25' 30" East, 31.45 feet to the point of beginning, containing 0.864 acres of land.

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PARCEL II:

Situate in N. Massie's Military Survey No. 2276 and in R. Morrow's Military Survey No. 618, Anderson Township, Hamilton County, Ohio, and being more particularly described as follows:

Beginning at a point in the center line of Clough Road, said point lies North 57° 25' 30" West, 31.45 feet from the intersection of said center line of Clough Road with the center line and Newtown Road, said center line of Clough Road being the center line as established by Hamilton County Engineer's Office in 1940; Thence from said point of beginning, South 33° 48' 30" West, 136.68 feet to a point; Thence South 59° 07' East, 363.64 feet to a point; Thence South 34° 48' 30" West, 24.00 feet to a point; Thence South 69° 29' 30" East, 147.00 feet to a point; Thence South 48° 06' East, 394.35 feet to a point; Thence North 32° 18' 30" East, 59.91 feet to a point in the aforesaid center line of Clough Road; Thence with said center line of Clough Road; along an arc deflecting to the right, the radius of said arc being 1,145.92 feet, a distance of 22.09 feet to a point, the chord of said arc bears South 32° 37' 40" East, 22.09 feet; Thence continuing with said center line of Clough Road, South 32° 04' 30" East, 170.13 feet to a point; Thence continuing with said center line of Clough Road, along an arc deflecting to the right, the radius of said arc being 1,145.92 feet, a distance of 406.51 feet to the intersection of said center line of Clough Road with the South line of N. Massie's Military Survey No. 2276, the chord of said last mentioned arc bears South 21° 54' 45" East, 404.38 feet; Thence with said South line of N. Massie's Military Survey No. 2276 and the North line of R. Morrow's Survey No. 618, South 89° 48' 30" West, 608.68 feet to a point; Thence South 0° 54' 30" West, 354.42 feet to an old stone in the North line of Rainbow Hill Subdivision; Thence with said North line of Rainbow Hill Subdivision, South 89° 39' West, 986.36 feet to a point; Thence North 1° 07' East, 353.06 feet to an old stone in the North line of R. Morrow's Military Survey No. 618 and the South line of N. Massie's Military Survey No. 2276; Thence with the line of said Military Surveys, South 89° 23' 40" West, 658.65 feet to a point; Thence North 9° 03' 30" East, 1,001.76 feet to a point; Thence South 71° 56' East, 383.50 feet to a point; Thence North 16° 59' East, 45.50 feet to a point; Thence South 70° 35' 30" East, 250.00 feet to a point; Thence North 16° 59' East, 543.89 feet to a point in the aforesaid center line of Clough Road; Thence with said center line of Clough Road, along an arc deflecting to the right, the radius of said arc being 1,145.92 feet, a distance of 250.86 feet; Thence continuing with said center line of Clough Road, South 57° 25' 30" East, 188.54 feet to the point of beginning.

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ST 1-1-29

EXHIBIT B

1. Rights of tenants in possession as tenants only under unrecorded leases.
2. Excepting from the above described premises, any part thereof resulting through change in the course of the shore line of Clough Creek, occasioned by other than natural causes or by natural causes other than accretion.
3. Rights of upper, lower and/or abutting riparian owners, the State of Ohio, the County, and/or the public in and to the waters of Clough Creek, and to the uninterrupted natural flow thereof free of pollution from the insured premises and subject to the possibilities of accretion or avulsion which might change boundaries established by said waters.
4. Right of others thereto and entitled in and to the continued uninterrupted flow of the stream/river passing through the insured premises.
5. Subject to the rights of the public in and to that portion of subject premises which lie within the right of way of Clough Road.
6. Right of Way and Easement for General Utility Purposes to The Cincinnati Gas & Electric Company and Cincinnati Bell, Inc., filed of record November 3, 1972 in Deed Book 3878, Page 881, and as set forth on Plat Book 179, Pages 50 and 51 of the Hamilton County, Ohio Records, and generally depicted on the ALTA/NSPS Land Title Survey prepared by Blew & Associates, P.A., entitled "6375 Clough Pike, Cincinnati, Ohio 45244, Hamilton County" dated June 30, 2022, last revised September 16, 2022, and assigned Job Number: 22-5183 (the "Survey").
7. Reservations, restrictions, covenants, limitations, easements, and/or conditions, as established in Zoning Resolution No. 443, filed for record June 17, 1974, in Misc. Book 26, Page 898, and as set forth in Plat Book 197, Pages 54 and 55 of the Hamilton County, Ohio Records.
8. Easement to Anderson Township, filed for record June 14, 2013, in Official Record 12335, Page 1798, of the Hamilton County, Ohio Records, and generally depicted on the Survey.
9. Easement to Anderson Township, filed for record June 14, 2013, in Official Record 12335, Page 1808, of the Hamilton County, Ohio Records, and generally depicted on the Survey.
10. Easement to Anderson Township, filed for record June 14, 2013, in Official Record 12335, Page 1820, of the Hamilton County, Ohio Records, and generally depicted on the Survey.
11. Taxes for the first half of 2022 and subsequent years are a lien, but are not yet due and payable.
12. The following matters disclosed by the Survey:
 - a. Rights of others in and to the sanitary sewer manholes, headwall, pump station, water valves, overhead power lines, telephone pedestals, electrical boxes, and grated inlets situated outside of easement areas.