

MARGARET L BAILEY  
DORCHESTER COUNTY  
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

\*\*\* THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE \*\*\*

\*\*\* ELECTRONICALLY RECORDED DOCUMENT \*\*\*

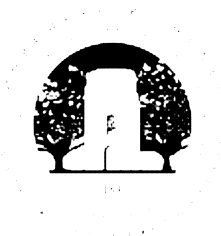
Instrument #:	2026001170	
Receipt Number:	220968	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	11:02:00 AM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16354: 231 - 236	Direct- HDP HOMECOMING LLC
Total Pages:	6	Indirect- TRUE HOMES LLC

\*\*\* EXAMINED AND CHARGED AS FOLLOWS \*\*\*

Recording Fee:	\$15.00
Consideration:	\$694,792.00
County Tax:	\$764.50
State Tax:	\$1,807.00
Tax Charge:	\$2,571.50

*Margaret Bailey*

Margaret Bailey - Register of Deeds



Prepared By:

Hankin & Pack, PLLC  
5955 Carnegie Boulevard, Suite 350  
Charlotte, NC 28209

STATE OF SOUTH CAROLINA

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**GENERAL WARRANTY DEED**

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COUNTY OF DORCHESTER

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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, **HDP Homecoming, LLC, a Delaware Limited Liability Company** (hereinafter "Grantor") in the State aforesaid, for and in consideration of the sum of SIX HUNDRED NINETY FOUR THOUSAND SEVEN HUNDRED NINETY TWO AND 00/100 DOLLARS (\$694,792.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

**True Homes, LLC, a Delaware Limited Liability Company**  
(hereinafter "Grantee")

All Grantor's right, title and equitable or legal interest in and to:

**See Exhibit "A," attached hereto and incorporated by reference**

Dorchester County Tax Map No.: 186-03-06-005.000 (CC3-6, Lot 5); 186-03-12-017.000 (CC3-12, Lot 17); 186-03-22-012.000 (CC3-22, Lot 12); 186-03-22-013.000 (CC3-22, Lot 13); 186-03-22-015.000 (CC3-22, Lot 15); 186-03-22-016.000 (CC3-22, Lot 16); 186-03-22-021.000 (CC3-22, Lot 21)

Common Address: 1026, 1028, 1032, 1036 & 1046 House Finch Avenue (CC3-22 Lot 12; CC3-22 Lot 13; CC3-22 Lot 15; CC3-22 Lot 16 & CC3-22 Lot 21 HCM) & 1090 Marsh Harrier Drive (CC3-12 Lot 17 HCM) & 1010 Hooded Warbler Way (CC3-6 Lot 5 HCM), Ravenel, SC 29470

Grantee Address: 2649 Brekonridge Centre Drive, Ste 104, Monroe, NC 28110

This conveyance is made SUBJECT TO:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

**AND GRANTOR DOES** hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

**\*\*\*REMAINDER OF PAGE LEFT INTENTIONALLY BLANK\*\*\***

WITNESS the Hand and Seal of HDP Homecoming, LLC this the 13th day of January, 2026.

Signed, Sealed and Delivered  
in the presence of:

Grantor:

[Signature]  
Witness No. 1  
[Signature]  
Witness No. 2 (NOTARY)

HDP Homecoming, LLC, a Delaware Limited Liability Company

By: HDP BLUE INVESTMENTS II LLC, a Delaware limited liability company, its Manager

By: HDP BLUE HOLDINGS II LLC, a Delaware limited liability company, its Manager

By: GRASS LAKE CAPITAL LLC, a Delaware limited liability company, its Manager

By: [Signature]  
Christopher J. Fiegen, Manager

STATE OF Illinois  
COUNTY OF COOK

I, SARAH M. DARNTON, a notary public, certify that Christopher J. Fiegen, Manager of HDP Homecoming, LLC personally came before me this day and acknowledged that he/she is Manager of HDP Homecoming, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 13 day of January, 2026.

[Signature]  
Official Signature of Notary

My Commission Expires: 12/28/26

(SEAL)



**EXHIBIT A**

All those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying, and being in the County of Dorchester, State of South Carolina, being shown and designated as CC3-22, Lot 12; CC3-22, Lot 13; CC3-22, Lot 15; CC3-22, Lot 16; CC3-22, Lot 21 on a plat of Homecoming Phase 2 prepared by Johnathan F. Burns, PLS of GPA, Inc. dated December 12, 2024 and recorded in Plat Book P at pages 101-103 in the Office of the Register of Deeds for Dorchester County, South Carolina. Reference to said plat is made for a more complete and accurate description.

**ALSO**

All those certain pieces, parcels, or lots of land, together with any improvements thereon, situate, lying, and being in the County of Dorchester, State of South Carolina, being shown and designated as CC3-6, Lot 5; CC3-12, Lot 17 on a plat of Homecoming Phase 3 prepared by Johnathan F. Burns, PLS of GPA, Inc. dated May 9, 2025 and recorded in Plat Book P at pages 562-565 in the Office of the Register of Deeds for Dorchester County, South Carolina. Reference to said plat is made for a more complete and accurate description.

STATE OF SOUTH CAROLINA )  
 )  
 COUNTY OF DORCHESTER )

**AFFIDAVIT FOR TAXABLE OR  
EXEMPT TRANSFERS**

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 is being transferred is located at 1026, 1028, 1032, 1036 & 1046 House Finch Avenue (CC3-22 Lot 12; CC3-22 Lot 13; CC3-22 Lot 15; CC3-22 Lot 16 & CC3-22 Lot 21 HCM) & 1090 Marsh Harrier Drive (CC3-12 Lot 17 HCM) & 1010 Hooded Warbler Way (CC3-6 Lot 5 HCM), Ravenel, SC 29470 bearing Dorchester County Tax Map Number 186-03-06-005.000 (CC3-6, Lot 5); 186-03-12-017.000 (CC3-12, Lot 17); 186-03-22-012.000 (CC3-22, Lot 12); 186-03-22-013.000 (CC3-22, Lot 13); 186-03-22-015.000 (CC3-22, Lot 15); 186-03-22-016.000 (CC3-22, Lot 16); 186-03-22-021.000 (CC3-22, Lot 21), was transferred by HDP Homecoming, LLC, a Delaware Limited Liability Company to True Homes, LLC, a Delaware Limited Liability Company on January 15, 2026
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 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 \$694,792.00
  - b. ☐ The fee is computed on the fair market value of the realty which is \$00.00.
  - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$00.00.
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 encumbrance is \$ \_\_\_\_.
6. The deed recording fee is computed as follows:
 

a. Place the amount listed in item 4 above here:	\$ 694,792.00
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 the result here:	\$ 694,792.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$2,571.50
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 (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.

Signature: \_\_\_\_\_

Grantor (Seller) Print: \_\_\_\_\_

Subscribed and sworn to before me this 13 of \_\_\_\_\_, 2026.

Notary Public

