

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 #: 2026001503
Receipt Number: 221220 **Return To:**
Recorded As: EREC-DEED
Recorded On: January 22, 2026
Recorded At: 11:45:31 AM **Received From:** SIMPLIFILE
Recorded By: NW **Parties:**
Book/Page: RB 16362: 245 - 249 Direct- LENNAR CAROLINAS LLC
Total Pages: 5 Indirect- DORCHESTER COUNTY WATER AUTHORITY

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Exempt
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

STATE OF SOUTH CAROLINA) TITLE TO WATER SYSTEM
) (Limehouse Farms, Phase 2A a/k/a Shewmaker Phase 2A)
COUNTY OF DORCHESTER)

KNOW ALL MEN BY THESE PRESENTS that LENNAR CAROLINAS, LLC, a Delaware limited liability company, (hereinafter called the "Grantor"), in the State aforesaid, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid at and before the sealing of these presents by DORCHESTER COUNTY WATER AUTHORITY, in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said DORCHESTER COUNTY WATER AUTHORITY, the following described property:

The Water System and all property used for the transmission, distribution and sale of potable water serving LIMEHOUSE FARMS, PHASE 2A A/K/A SHEWMAKER, PHASE 2A, on that certain plat entitled, "FINAL SUBDIVISION PLAT OF TMS# 152-00-00-014 TO CREATE SHEWMAKER PHASE 2A TOWN OF SUMMERTON DORCHESTER COUNTY, SOUTH CAROLINA", prepared under seal by Phillip P. Gerard, PLS No. 26596, of Thomas & Hutton Engineering Co., dated July 23, 2025, recorded November 13, 2025, in **Plat Book P, Pages 576-579**, in the Office of the Register of Deeds for Dorchester County, South Carolina, and having such size, shape, buttings, boundings, dimensions and location as will appear on said plat.

The Water System and all property used for the transmission, distribution and sale of potable water within Limehouse Farms, Phase 2A a/k/a Shewmaker, Phase 2A, being shown and depicted on the plans and specifications (As-Builts) for said water system entitled, "SHEWMAKER PHASE 2A WATER RECORD DRAWINGS TOWN OF SUMMERTOWN DORCHESTER COUNTY, SOUTH CAROLINA", prepared by Philip R. Bryan, Jr., S.C.P.L.S. No. 28597, of Southeastern Land Surveying LLC, dated October 4, 2025, last revised October 9, 2025, which specifications are made a part of this description by reference, including without limitation all wells, buildings, water tanks, pumps, pipes, valves, hydrants, underground water lines; all accessories and appurtenant fixtures to water lines and water service equipment; all permanent and transmissible easements for constructing and maintaining water lines; all easements, leases, permits, contract rights and/or rights-of-way for wells, underground water lines, connections and equipment located in or connecting to the premises as said premises are shown on the above-referenced plat; all apparatus, property, equipment and all other property, equipment, rights and privileges as are a part of the said water system.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

Address for Dorchester County Water Authority: P.O. Box 1565, Summerville, SC 29484

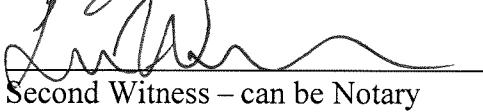
MAYNARD NEXSEN PC
205 KING STREET, SUITE 400
CHARLESTON, SC 29401

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Dorchester County Water Authority, its successors and assigns, forever.

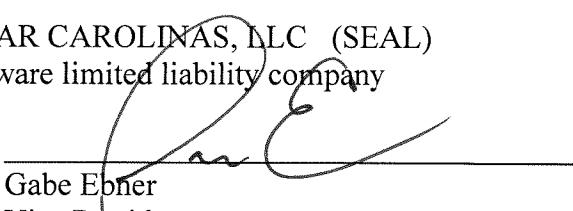
AND the Grantor does hereby bind itself, its successors, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Dorchester County Water Authority, its successors and assigns, against it and its successors, and all persons whomsoever lawfully claiming, or to claim the same or any part hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set its Hand and Seal, this 21 day of January, 2026.

Witness:


First Witness

Second Witness – can be Notary

LENNAR CAROLINAS, LLC (SEAL)
a Delaware limited liability company

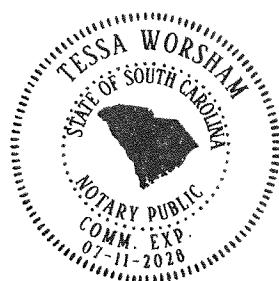
By: 
Gabe Ebner
Its: Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF CHARLESTON)
) ACKNOWLEDGMENT

I, the undersigned Notary Public for South Carolina, do hereby certify that LENNAR CAROLINAS, LLC, a Delaware limited liability company, by Gabe Ebner, its Vice President, 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, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Subscribed to and sworn before me this 21 day of January, 2026.


Notary Public for State of South Carolina
Print Name: Tessa Worsham
My Commission expires: 07-11-2028



Gabe Ebner, Vice President of Lennar Carolinas, LLC, being duly sworn, deposes and says:

1. Lennar Carolinas, LLC, is a duly organized limited liability company under the laws of Delaware, is the sole owner of the property described in the Title to Water System to which this Affidavit is attached and is the same entity which executed the Title to Water System to which this Affidavit is attached.
2. Lennar Carolinas, LLC, has full right to transfer title to the above described personal property.
3. That such personal property is free and clear of all security interests, liens and encumbrances.
4. That there are no judgments against Lennar Carolinas, LLC, in any court of the State of South Carolina or the United States, and there are no replevins, attachments, executions, or other writs issued against Lennar Carolinas, LLC; that Lennar Carolinas, LLC has not filed any petition in bankruptcy, nor has any petition in bankruptcy been filed against Lennar Carolinas, LLC; and that it has not been adjudicated as bankrupt.

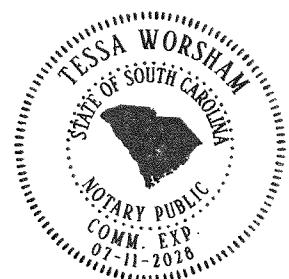
LENNAR CAROLINAS, LLC (SEAL)
a Delaware limited liability company

By:

Its: Vice President

SWORN to before me this
21 day of January, 2026.

Name: Tessa Worsham
Notary Public for South Carolina
My Commission Expires: 07-11-2028



STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

AFFIDAVIT

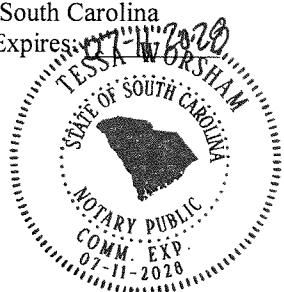
Date of Transfer of Title
January 21, 2026

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

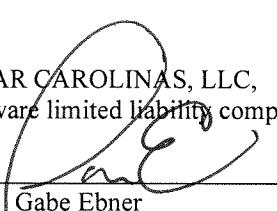
1. I have read the information on this Affidavit and I understand such information.
2. The property is being transferred from LENNAR CAROLINAS, LLC to DORCHESTER COUNTY WATER AUTHORITY.
3. Check one of the following: *The deed is*
 - a) _____ subject to the deed recording fee as a transfer for consideration 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 (Exemption # 2)
(Explanation if required Conveyance to Government Entity.) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____ .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. If "YES", the amount of the outstanding balance of this lien or encumbrance is \$ _____ .
6. The DEED Recording Fee is computed as follows:
 - a) \$ _____ .00 the amount listed in item 4 above
 - b) \$ _____ .00 the amount listed in item 5 above (no amount place zero)
 - c) \$ _____ .00 subtract line 6(b) from line 6(a) and place the result.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
8. Check if Property other than Real Property is being transferred on this Deed.
 - a) _____ Mobile Home
 - b) _____ Other
9. _____ DEED OF DISTRIBUTION - ATTORNEY'S AFFIDAVIT: Estate of _____ deceased CASE NUMBER _____. Personally appeared before me the undersigned attorney who, being duly sworn, certified that (s)he is licensed to practice law in the State of South Carolina; and (s)he has prepared the Deed of Distribution for the Personal Rep. in the Estate of _____ deceased and that the grantee(s) therein are correct and conform to the estate file for the above named decedent.
10. I understand that a person required to furnish this affidavit who wilfully 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.

Sworn to before me this
21 day of January, 2026.

Name: Tessa Worsham
Notary Public for South Carolina
My Commission Expires: 07-11-2020



LENNAR CAROLINAS, LLC,
a Delaware limited liability company

By: 
Gabe Ebner
Vice President