

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

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:

[Signature]
First Witness
[Signature]
Second Witness – can be Notary

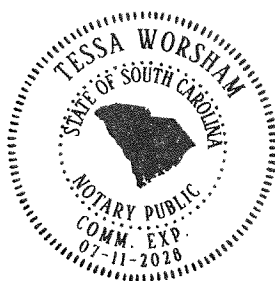
LENNAR CAROLINAS, LLC (SEAL)
a Delaware limited liability company

By: [Signature]
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.



[Signature]
Notary Public for State of South Carolina
Print Name: Tessa Worsham
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) X 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 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) \$ _____ .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.

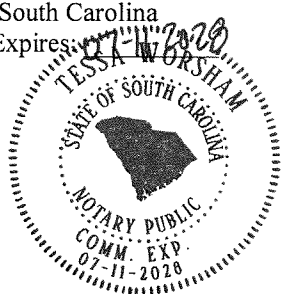
Sworn to before me this
21 day of January, 2026.

Tessa Worsham

Name: Tessa Worsham

Notary Public for South Carolina

My Commission Expires: 07-11-2028



LENNAR CAROLINAS, LLC,
a Delaware limited liability company

By: Gabe Ebner

Its: Vice President