

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 #: 2026001512
Receipt Number: 221227 **Return To:**
Recorded As: EREC-DEED
Recorded On: January 22, 2026
Recorded At: 12:12:14 PM **Received From:** SIMPLIFILE
Recorded By: MB **Parties:**
Book/Page: RB 16362: 293 - 300 Direct- LENNAR CAROLINAS LLC
Total Pages: 8 Indirect- LARMONY, KAREN

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$15.00
Consideration: \$271,000.00
County Tax: \$298.10
State Tax: \$704.60
Tax Charge: \$1,002.70



Margaret Bailey

Margaret Bailey - Register of Deeds

PURSUANT TO SECTION 15-48-10, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED, THIS SHALL CONSTITUTE WRITTEN NOTICE THAT THIS DEED IS SUBJECT TO MANDATORY BINDING ARBITRATION PURSUANT TO EXHIBIT A OF THIS DEED.

STATE OF SOUTH CAROLINA)	LIMITED WARRANTY DEED
COUNTY OF DORCHESTER)	

KNOW ALL MEN BY THESE PRESENTS, that Lennar Carolinas, LLC, a Delaware Limited Liability Company, ("Grantor") in consideration of **TWO HUNDRED SEVENTY ONE THOUSAND AND 00/100 (\$271,000.00) DOLLARS**, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto **Karen Larmony**, ("Grantee"), subject to the matters below, all that certain lot or parcel of land situated in Dorchester County, South Carolina, and more particularly described as follows ("Property"):

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Dorchester, State of South Carolina, and shown and designated as LOT 105, on that certain plat entitled "FINAL COMBINATION AND RESUBDIVISION PLAT OF TMS #171-00-00-053 (27.49 Ac.) & TMS #163-00-00-012 (1.39 Ac.) TO CREATE DORCHESTER ROAD TOWNHOMES PHASE 2, LOTS 77-120 (3.28 Ac.), HOA AREAS (3.46 Ac.), PRIVATE RIGHTS-OF-WAY (1.24 Ac.), VARIOUS EASEMENTS & TMS #171-00-00-053 RESIDUAL TRACT 1 (8.04 Ac.) & RESIDUAL TRACT 2 (12.86 Ac.), CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SOUTH CAROLINA, OWNED BY AG EHC II (LEN) MULTI STATE 2, LLC AND PREPARED FOR LENNAR CAROLINAS, LLC," prepared by F. Elliott Quinn, III (SCPLS 10292) of Thomas & Hutton Engineering Co. on August 14, 2024, subject Plat being recorded in the Office of the Register of Deeds for Dorchester County, South Carolina on October 17, 2024 in Plat Book P at Page 8-8 to 11-11 (Instrument Number: 2024021545 - 1548). Said lot having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully and at large appear.

BEING a portion of the property conveyed to Lennar Carolinas, LLC a Delaware limited liability company, by Deed of AG EHC II (LEN) MULTI STATE 2, LLC, a Delaware limited liability company, dated November 13, 2025 and recorded in the Office of the Register of Deeds for Dorchester County, South Carolina on November 19, 2025 in Book 16248 at Pages 192-200.

TMS No.: 171-08-50-105.000

**GRANTEE'S
ADDRESS:** 7924 Triggerfish Way, North Charleston, SC 29420

SVL-26-PP0105 Butler & College, LLC 204 North Cedar Street, Suite 200 Summerville, SC 29483
--

TOGETHER WITH, all and singular, the rights, members, hereditaments and appurtenances to the Property belonging or in any way incident or appertaining, including but not limited to, all improvements of any nature located on the Property and all easements and rights-of-way appurtenant thereto, and **SUBJECT TO** the following covenants, easements, reservations, conditions and restrictions which shall run with the land and be binding upon

Grantee, Grantee's heirs, successors and assigns:

1. Subject to those Mediation and Arbitration Provisions as contained in Section 16 of the Purchase and Sale Agreement between Grantor and Grantee dated November 26, 2025 ("Agreement") incorporated herein and attached as Exhibit A.
2. Subject to those exceptions incorporated herein and attached as Exhibit B.

TO HAVE AND TO HOLD, all and singular, the Property unto Grantee, Grantee's heirs, successors and assigns forever. And Grantor does hereby bind Grantor, Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto Grantee, Grantee's heirs, successors and assigns, against Grantor and Grantor's successors lawfully claiming or to claim the same or any part thereof, subject to the matters above and below.

GRANTOR'S WARRANTIES WITH RESPECT TO THE PROPERTY ARE LIMITED TO THOSE EXPRESS LIMITED WARRANTIES SET FORTH IN THE HOMEOWNER'S WARRANTY, WHICH GRANTEE ACKNOWLEDGES BY ACCEPTANCE OF THIS DEED HAS BEEN PROVIDED TO GRANTEE AT CLOSING (THE "LIMITED WARRANTY"). THE LIMITED WARRANTY (AND REMEDIES PROVIDED THEREIN) CONSTITUTES GRANTOR'S EXCLUSIVE WARRANTY (AND GRANTEE'S EXCLUSIVE REMEDIES) WITH RESPECT TO THE PROPERTY AND IS IN PLACE OF ALL OTHER GUARANTIES AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF WORKMANSHIP, MERCHANTABILITY, HABITABILITY, SUITABILITY AND FITNESS, WHICH ARE HEREBY DISCLAIMED BY GRANTOR AND WAIVED BY GRANTEE.

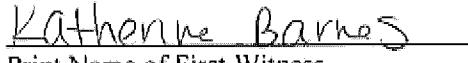
Grantee, by acceptance of this Deed, agrees for itself, and its heirs, personal representatives, successors and assigns, that the following sections of the Agreement and all addenda thereto, together with any other terms in the Agreement or such addenda that expressly so state, as well as any terms that may survive by operation of law regardless of whether the applicable section, addendum, or term includes an express survival provision, shall not be merged into this Deed and shall survive closing and the delivery of the Deed: Section 11, Closing and Title Matters; Section 13, Site and Substitutions; Section 16, Mediation/Arbitration of Disputes; Section 17, Other Dispute Resolutions; Section 18, Selling Agent and Cooperating Broker; Section 19, Construction Activities; Section 20, Dangerous Conditions; Construction Work; Section 35, Reservation of Easement; Section 5 of Rider B, Warranties; Section 2 of the Indoor Environmental Quality Disclosure; Cooperating Broker Addendum, in its entirety; and, Master Disclosure and Information Addendum to Purchase and Sale Agreement, in its entirety.

Grantee, by acceptance of this Deed, agrees for itself, and its heirs, personal representatives, successors and assigns, to observe and to be bound by all of the terms and conditions set forth in the documents identified above, all Exhibits attached thereto, and all future amendments thereto including, without limitation, the provisions of the Master Declaration (as defined in Exhibit B), Club Covenants (as defined in Exhibit B) and the Neighborhood Declaration (as defined in Exhibit B), if any, applicable to the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized agent or representative as of this 13 day of January, 2026.



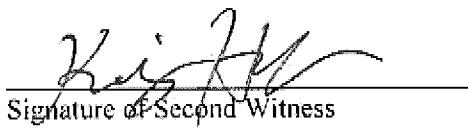
Signature of First Witness



Print Name of First Witness

Lennar Carolinas, LLC, a Delaware Limited Liability Company

By 



Signature of Second Witness



Print Name of Second Witness

STATE OF SOUTH CAROLINA)
COUNTY OF DORCHESTER)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 13 day of January, 2026, by Enica Fisher, Authorized Signatory for Lennar Carolinas, LLC, a Delaware Limited Liability Company.



(SEAL)

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 7/10/34

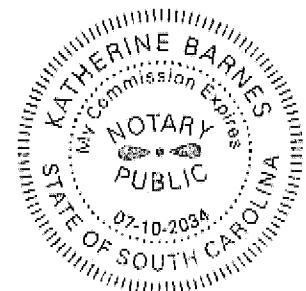


EXHIBIT A

Mediation, Arbitration, and Severability Provisions

1. **Mediation.** Grantor and Grantee specifically agree that any Disputes (as hereinafter defined) shall first be submitted to mediation prior to and as a condition precedent to the initiation of any formal legal action such as arbitration or litigation. "Disputes" (whether contract, warranty, tort, statutory or otherwise), shall include, but are not limited to, any and all controversies, disputes or claims arising under, or related to, this Deed, the underlying purchase agreement, the Property, the community in which the Property is located or any dealings between Grantee and Grantor. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose.

(a) Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("AAA") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no AAA Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

(b) Each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation.

(c) Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

(d) Grantor and Grantee specifically agree that notwithstanding anything to the contrary, the rights and obligations set forth herein shall survive the delivery of this Deed.

(e) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate. The right to mediate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

2. **Arbitration.** Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Disputes not fully resolved by mediation shall be submitted to and resolved by binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. The Arbitration shall be administered by AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no AAA Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on

the date of such request shall be utilized. Judgment on the award rendered by the arbitrator(s) may be entered in and enforced by any court having jurisdiction over such Dispute.

(a) Grantor and Grantee may bring claims against one another only on an individual basis and not as a purported class or representative action or collective proceeding. The arbitrator(s) may not consolidate or join claims regarding more than one property and may not otherwise preside over any form of a consolidated, representative, or class proceeding.

(b) All decisions regarding the arbitrability of any Disputes shall be decided by the arbitrator(s).

(c) Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to arbitrate. The right to arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

(d) Grantor and Grantee specifically agree that notwithstanding anything to the contrary, the rights and obligations set forth herein shall survive the delivery of this Deed.

(e) Invalidation of any of the provisions of this arbitration provision by judgment or court order shall in no way affect any other provision, and the remainder of the arbitration provision shall remain in full force and effect.

3. **Severability.** It is the express intent of Grantor and Grantee that the invalidity of any provision stated in the Agreement not invalidate any remaining provisions stated in the Agreement. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then it is the intent of Grantor and Grantee that provision be revised to the extent necessary to make that provision legal and enforceable. In such case it is the intent of Grantor and Grantee that the Agreement be construed, to the fullest extent permitted by law, to give effect to the Grantor and Grantee's intentions and purposes in executing the Agreement. In the event that any clause or provision of the Agreement shall be void or unenforceable, such clause or provision shall be deemed deleted so that the balance of the Agreement is enforceable.

4. **WAIVER OF JURY TRIAL.** GRANTOR AND GRANTEE IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT GRANTOR OR GRANTEE MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL ACTION, PROCEEDING, CAUSE OF ACTION, OR COUNTERCLAIM ARISING OUT OF OR RELATING TO, THE PROPERTY, THE COMMUNITY OR ANY DEALINGS BETWEEN GRANTOR AND GRANTEE. GRANTOR AND GRANTEE EACH CERTIFY AND ACKNOWLEDGE THAT (A) THEY HAVE CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (B) THEY MAKE THIS WAIVER KNOWINGLY AND VOLUNTARILY, AND (C) THEY HAVE DECIDED TO ENTER INTO THIS AGREEMENT IN CONSIDERATION OF, AMONG OTHER THINGS, THE MUTUAL WAIVERS IN THIS SECTION. GRANTOR HEREBY SUGGESTS THAT GRANTEE CONTACT AN ATTORNEY OF GRANTEE'S CHOICE IF GRANTEE DOES NOT UNDERSTAND THE LEGAL CONSEQUENCES OF EXECUTING THIS DEED. All of the terms of this Section shall survive the delivery of this Deed.

EXHIBIT B
Specific Exceptions

1. The lien of real estate, ad valorem and non ad valorem taxes and/or assessments, including taxes or assessments of any special taxing or community development district (including assessments relating to capital improvements and bonds), for this and subsequent years not yet due and payable [or depending upon the time of the year, "due and payable, but not yet delinquent.]
2. All laws and restrictions, covenants, conditions, limitations, reservations, agreements, or easements affecting the Property and recorded in the public records for the county in which the Property is located, if any; but this provision shall not operate to re-impose the same;
3. All community development, recreation, water control, water conservation, watershed improvement or special taxing districts affecting the Property including, without limitation, the obligation to pay maintenance assessments, capital assessments and/or taxes in connection therewith, if any.
4. All Applicable zoning, land use, and subdivision ordinances, building codes, bulkhead laws, ordinances, regulations, and rights or interests vested in the United States of America or the State of South Carolina.
5. Validly existing rights of adjoining owners in any walls and fences situated on a common boundary, if any.
6. All provisions of the following documents which may include, without limitation, restrictions, covenants, conditions, easements, lien rights, obligations to pay assessments and architectural restrictions: (i) Declaration(s) governing the community at large in which the home is located (collectively, the "Master Declaration"); (ii) club covenants and/or a club plan for the community in which the Property is located (collectively, the "Club Covenants"); and (iii) Declaration(s) governing any subdivision of which the Property is a part (the "Neighborhood Declaration"), all as amended and modified from time to time.
7. All covenants, conditions and restrictions contained in this Deed are equitable servitudes, perpetual and shall run with the land, including, without limitation, the Mediation and Arbitration provisions contained in Exhibit A.
8. All utility easements, sewer agreements, telephone agreements, cable agreements, telecommunications agreements, monitoring agreements, restrictions and reservations common to any plat affecting title to the Property
9. All matters that would be disclosed by an accurate survey or inspection of the Property.
10. All standard, general printed exceptions contained in the owner's title insurance commitment issued for the Property, if any.

STATE OF SOUTH CAROLINA) Date of Transfer of Title
) AFFIDAVIT January 22, 2026
 COUNTY OF DORCHESTER)

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 by Lennar Carolinas, LLC, a Delaware Limited Liability Company, TO Karen Larmony on January 22, 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 as a distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because (Exemption n/a) (Explanation, if required: n/a 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 \$271,000.00
 - (b) The fee is computed on the fair market value of the realty, which is n/a
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is n/a
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 n/a.
6. The DEED Recording Fee is computed as follows:
 - (a) \$271,000.00 the amount listed in Item #4 above
 - (b) 0.00 the amount listed on Item #5 above (no amount, please zero)
 - (c) \$271,000.00 subtract Line 6(b) from Line 6(a) and place the result here.
7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as CHECK ONE: Grantor Grantee or Legal Representative
8. 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.

SWORN to before me this 22nd day of January, 2026


 Signature of Grantor, Grantee or Legal Representative


 NOTARY PUBLIC FOR SOUTH CAROLINA
 My Commission Expires: 05-24-2034

Karen Larmony

