

CYNTHIA B FORTE  
BERKELEY COUNTY  
REGISTER OF DEEDS

Po Box 6122 ~ Moncks Corner, SC 29461 (843) 719-4084

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

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

Instrument #:	2019044571	
Receipt Number:	149570	Return To:
Recorded As:	EREC-DEED	
Recorded On:	December 06, 2019	
Recorded At:	11:58:35 AM	Received From: SIMPLIFILE
Recorded By:	CINDY DARBY	Parties:
Book/Page:	RB 3212: 351 - 356	Direct- FAIRMONT PINES LLC
Total Pages:	6	Indirect- LENNAR CAROLINAS LLC

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

Recording Fee:	\$15.00
Consideration:	\$12,500,000.00
County Tax:	\$13,750.00
State Tax:	\$32,500.00
Tax Charge:	\$46,250.00



RECEIVED

DEC 06, 2019

ASSESSOR  
BERKELEY COUNTY SC  
JANET B. JUROSKO

AUDITOR BERKELEY COUNTY SC

*Cynthia B. Forte*  
Cynthia B Forte - Register of Deeds

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

KNOW ALL MEN BY THESE PRESENTS that **FAIRMONT PINES, LLC**, a South Carolina limited liability company (“Grantor”) for and in consideration of the sum of **TWELVE MILLION FIVE HUNDRED THOUSAND AND 00/100 (\$12,500,000.00) DOLLARS** in hand paid by **LENNAR CAROLINAS, LLC**, a Delaware limited liability company (“Grantee”), at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the permitted exceptions attached as **Exhibit B** (the “Permitted Exceptions”), unto **LENNAR CAROLINAS, LLC**, a Delaware limited liability company, the following described property, to wit:

**SEE EXHIBIT A ATTACHED HERETO  
AND INCORPORATED BY REFERENCE HEREIN**

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 unto the said **LENNAR CAROLINAS, LLC**, a Delaware limited liability company, its successors and assigns forever.

AND the Grantor does hereby bind the Grantor and the Grantor’s successors and assigns to warrant and forever defend, all and singular, the premises unto the Grantee hereinabove named, and the Grantee’s successors and assigns against the Grantor and the Grantor’s successors and assigns, lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 4 day of  
December, 2019.

WITNESSES:

[Signature]  
WITNESS  
[Signature]  
WITNESS

**Fairmont Pines, LLC**  
a South Carolina limited liability company

By: [Signature]  
G. Ronald Herrin  
Its: Manager

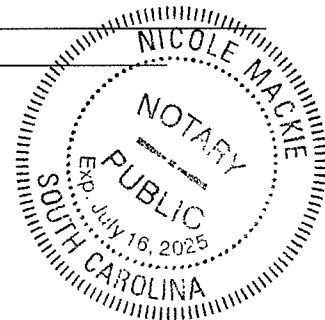
STATE OF SOUTH CAROLINA           )  
  )  
COUNTY OF Charleston            )

ACKNOWLEDGMENT

PERSONALLY APPEARED before me Fairmont Pines, LLC by G. Ronald Herrin, its Manager who provided satisfactory evidence of identification to be the person whose name is subscribed to the foregoing instrument, and further acknowledged before me execution of the foregoing instrument.

SWORN TO and subscribed before me this 4 day of December, 2019.

[Signature]  
Notary Public for South Carolina  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**Legal Description**

**BEING** all of that certain lot, parcel or tract of land containing 342.36 acres and being depicted and described as "NORTH FAIRMONT TRACT – TMS# 211-00-02-009 – 342.36 ACRES" on that certain map or plat entitled "A PLAT OF A PORTION OF THE NORTH FAIRMONT TRACT CONTAINING 342.36 Ac. OWNED BY FAIRMONT PINES, LLC," dated 11/21/19, prepared by Philip P. Gerard, PLS License No. 26596 of Thomas & Hutton Engineering Co. and recorded in the ROD Office for Berkeley County, South Carolina in Instrument No. 2019043392.

**DERIVATION:** Being a portion of the same property conveyed to Fairmont Pines, LLC by deed from George R. Herrin dated March 15, 2006 and recorded March 17, 2006 in Deed Book Vol. 5449, Page 225 of the ROD Office for Berkeley County, South Carolina.

**TMS/PARCEL ID NUMBER:** TMS #211-00-02-009

Grantee's mailing address: 1941 Savage Road, Suite 100-C, Charleston, SC 29407

**EXHIBIT B**  
**Permitted Exceptions**

1. Taxes for the year 2020 which are a lien, but not yet due and payable, and taxes for subsequent years.
2. Right of Ways to Berkeley Electric Co-op in Book 1406, Page 340; and Book 7568, Page 201.
3. Subject to the rights of others in and to any portion of the insured property affected by Deed to SC DOT in Book 6182, Page 189.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the property as disclosed by plats recorded in Plat Book C, Page 95; Plat Book L, Page 112; Plat Book E, Page 25; Plat Book D, Page 399 in the Berkeley County Registry.
5. Rights of way for railroad, switch tracks, spur tracks, railway facilities, easements and other related interests, if any, on and across the property.
6. Title to that portion of the property lying within the bounds of Cypress Gardens Road and Highway 52 right(s) of way.

STATE OF SOUTH CAROLINA ) AFFIDAVIT  
 COUNTY OF BERKELEY ) Date of Transfer of Title/Closing Date: December 6, 2019

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 Fairmont Pines, LLC to Lennar Carolinas, LLC
3. The DEED is (check one of the following)
  - (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 distribution to a trust beneficiary.
  - (C) ☐ EXEMPT from the deed recording fee because  
 (Explanation if required)  
 (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 \$12,500,000.00.
  - (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) \$ 12,500,000.00 the amount listed in item 4 above
  - (B) \$ -0- the amount listed in item 5 above (no amount place zero)
  - (C) \$ 12,500,000.00 Subtract Line 6(b) from Line 6(a) and place the result.
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is \$46,250.00.
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.
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.

Fairmont Pines, LLC

By: G. R. Herrin  
 G. Ronald Herrin  
 Its: Manager

SWORN to before me this 4  
 day of December, 2019.

Nicole Mackie  
 Notary Public for South Carolina  
 My Commission Expires: \_\_\_\_\_

