

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 #:	2025033428	
Receipt Number:	368691	Return To:
Recorded As:	EREC-DEED	
Recorded On:	October 03, 2025	
Recorded At:	10:34:48 AM	Received From: SIMPLIFILE
Recorded By:	WK08	Parties:
Book/Page:	RB 5343: 204 - 207	Direct- STARLIGHT HOMES SOUTH CAROLINA LLC
Total Pages:	4	Indirect- GUTIERREZ, JOSE DANIEL CHULIA

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$285,990.00
County Tax:	\$314.60
State Tax:	\$743.60
Tax Charge:	\$1,058.20



RECEIVED

OCT 03, 2025

ASSESSOR
BERKELEY COUNTY SC
JANET B. JUROSKO
AUDITOR BERKELEY COUNTY SC

Cynthia B. Forte
Cynthia B Forte - Register of Deeds

When Recorded, Return To:
 Weeks & Irvine, LLC
 873 Orleans Road, Suite 102 1/2
 Charleston, SC 29407

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

KNOW ALL MEN BY THESE PRESENTS, That **STARLIGHT HOMES SOUTH CAROLINA L.L.C.**, A DELAWARE LIMITED LIABILITY COMPANY ["Grantor"], in the State aforesaid, for and in consideration of the sum of **TWO HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS (\$285,990.00)** to the Grantor, in hand paid at and before the sealing of these presents, by **JOSE DANIEL CHULIA GUTIERREZ** ["Grantee"], in the State aforesaid, (the receipt of which is hereby acknowledged) has granted, bargained, sold, and released, and by these Presents does grant, bargain, sell, and release unto the said **JOSE DANIEL CHULIA GUTIERREZ**, the following-described property (the "Property"):

ALL that certain Unit known and designated as Unit 2601, Building 26, in Dawson Branch Townhomes Horizontal Property Regime established by CW-Dawson, LLC, a Delaware limited liability company, pursuant to the South Carolina Horizontal Property Act, as amended, by the Master Deed of Dawson Branch Townhomes Horizontal Property Regime dated February 10, 2023, and recorded in the Register of Deeds Office for Berkeley County, South Carolina on February 20, 2023 in Book 4485, Page 430, re-recorded in the Register of Deeds Office for Berkeley County, South Carolina on March 22, 2023 in Book 4511, Page 1, and all Exhibits attached thereto (the "Master Deed"). Together with all rights and privileges and an undivided percentage interest in the appurtenant common elements appertaining to the above-described Unit, all as set forth in the Master Deed, as amended from time to time.

THIS BEING a portion of the same property conveyed to Starlight Homes South Carolina L.L.C., a Delaware limited liability company by deed of CW - Dawson, LLC, a Delaware limited liability company dated January 28, 2025 and recorded February 03, 2025 in Book 5096 at Page 933 in the Register of Deeds Office for Berkeley County.

TMS No.: 207-11-00-163

GRANTEE'S ADDRESS: 2601 Scarlett Maple Street, Summerville, SC 29486

This conveyance is made subject to all obligations, restrictions, limitations, covenants, easements and other matters of record and governmental ordinances and regulations affecting the Property.

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 premises before mentioned unto the said GRANTEE **JOSE DANIEL CHULIA GUTIERREZ** and GRANTEE'S Heirs and Assigns forever.

And the GRANTOR do hereby bind GRANTOR and GRANTOR'S Successors and Assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE and the GRANTEE'S Successors and Assigns against the GRANTOR and the GRANTOR'S Successors and those claiming through GRANTOR, but no others.

Weeks & Irvine, LLC
 8086-B Rivers Avenue
 2nd Floor
 N. Charleston, SC 29406
 25-08956 LRP/Gutierrez
 10-25

WITNESS my hand and seal this 1 day of October in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Fiftieth (250th) year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness No. 1

[Signature]
Witness No. 2

Starlight Homes South Carolina L.L.C., a
Delaware limited liability company

BY: *[Signature]*

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

COUNTY OF BERKELEY

THE FOREGOING instrument was acknowledged before me on this 1st day of October, 2025, by

Joseph Hampel as VP of Finance of Starlight Homes South
Carolina L.L.C., a Delaware limited liability company.

[Signature]
Notary Public
My Commission Expires: 06/26/33
(SEAL)



