

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/Catmire
 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:

Ry Ott
Witness No. 1

Amelia
Witness No. 2

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

BY: Ja TX

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA

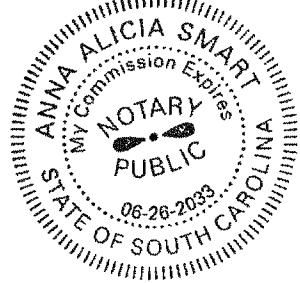
COUNTY OF BERKELEY

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.

Notary Public
My Commission Expires: 06/26/33

(SEAL)



STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

)
) AFFIDAVIT
)

Date of Transfer of Title
October 2, 2025

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 being transferred is located at 2601 Scarlett Maple Street, Summerville, SC 29486, bearing County Tax Map Number 207-11-00-163, was transferred by Starlight Homes South Carolina L.L.C., a Delaware limited liability company TO Jose Daniel Chulia Gutierrez on October 2, 2025.
3. Check one of the following: The deed is:

subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.

- a. 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 _____. (Explanation, if required: n/a If exempt, please skip items 4-6 and go to Item No. 7 of this affidavit.)

If exempt under exemption #14, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes or No . This realty was purchased with the funds of the principal.

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 \$285,990.00.
 - 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. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract agreement between the lien holder and the buyer existing before 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. Place the amount listed in item 4 above here: \$285,990.00
 - b. Place the amount listed in item 5 above here: \$0.00
(if no amount listed, place zero here.)
 - c. Subtract line 6(b) from line 6(a) and place result here: \$285,990.00
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,058.20.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Grantee.
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.

SWORN to before me this the 2 day of
October, 2025.

Notary Public
My Commission Expires: 02/16/2028
(SEAL)

Jose Chulia
Jose Daniel Chulia Gutierrez
Print or Type Name Here

