

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 ***

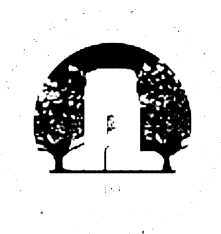
Instrument #:	2026001227	
Receipt Number:	220999	Return To:
Recorded As:	EREC-DEED	
Recorded On:	January 16, 2026	
Recorded At:	01:53:09 PM	Received From: SIMPLIFILE
Recorded By:	NW	Parties:
Book/Page:	RB 16355: 263 - 267	Direct- ASHTON CHARLESTON RESIDENTIAL LLC
Total Pages:	5	Indirect- MEISTER, STEVEN

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee:	\$15.00
Consideration:	\$459,050.00
County Tax:	\$505.45
State Tax:	\$1,194.70
Tax Charge:	\$1,700.15

Margaret Bailey

Margaret Bailey - Register of Deeds



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

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

KNOW ALL MEN BY THESE PRESENTS, That ASHTON CHARLESTON RESIDENTIAL LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY ["Grantor"], in the State aforesaid, for and in consideration of the sum of **FOUR HUNDRED FIFTY-NINE THOUSAND FIFTY AND NO/100 DOLLARS (\$459,050.00)** to the Grantor, in hand paid at and before the sealing of these presents, by **STEVEN MEISTER AND JOSEPHINE MEISTER** ["Grantee(s)"], in the State aforesaid, (the receipt of which is hereby acknowledged) have granted, bargained, sold, and released, and by these Presents do grant, bargain, sell, and release unto the said **STEVEN MEISTER AND JOSEPHINE MEISTER** as joint tenants with rights of survivorship and not as tenants in common, the following-described property (the "Property"):

SEE THE ATTACHED EXHIBIT "A"

GRANTEE'S ADDRESS: 5220 Cottage Landing Drive, Summerville, SC 29485

THIS CONVEYANCE INCLUDES THE FOLLOWING ALLOCATED DWELLING UNIT SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PRESERVATION OF THE RURAL DENSITY OF EAST EDISTO RECORDED IN BOOK 9333, PAGE 74 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DORCHESTER COUNTY, SOUTH CAROLINA, AS AMENDED:

ALLOCATED DWELLING UNIT CERTIFICATE NUMBER: WH2-224

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(S) **STEVEN MEISTER AND JOSEPHINE MEISTER** as joint tenants with rights of survivorship and not as tenants in common 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(S) and the GRANTEE'S Heirs and Assigns against the GRANTOR and the GRANTOR'S Successors and those claiming through GRANTOR, but no others.

Weeks & Irvine, LLC
 8086 Rivers Ave. 2nd Floor
 North Charleston, SC 29406

25-08258 LMP / 1.2026

WITNESS my hand and seal this 2 day of January in the year of our Lord, Two Thousand and Twenty-Six (2026) 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 Atkins
Witness No. 1

Print Name: Ryan Atkins
[Signature]

Ashton Charleston Residential LLC, a South
Carolina limited liability company

BY: [Signature]

Witness No. 2

Print Name: Elminda McInt

ACKNOWLEDGMENT

STATE OF SOUTH CAROLINA
COUNTY OF BERKELEY

THE FOREGOING instrument was acknowledged before me on this 2nd day of January, 2026 by

Joseph Hampl as Not Financier of Ashton Charleston
Residential L.L.C, a South Carolina limited liability company.

[Signature]

Notary Public

My Commission Expires: 10/10/34

(SEAL)

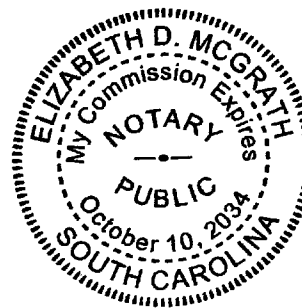


EXHIBIT "A"

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Dorchester, being shown and designated as Lot 620 on a plat entitled: "SUBDIVISION PLAT SHOWING THE SUBDIVISION OF TRACT A (TMS NO. 170-00-00-040) (222.646 AC) AND POA 36 (TMS NO. 170-12-00-009.888) (7.663 AC) TO CREATE WATSON HILL, PHASE 6 (69.007 AC) - 128 LOTS - [LOTS 610 THROUGH 737 (22.106 AC), POA 37 THROUGH POA 42 (38.970 AC), ROAD RIGHT-OF-WAYS (7.811 AC) & NEW "PUMP STATION" (0.120 AC)] AND NEW "POA 36A" (5.444 AC), NEW "POA 36B" (2.053 AC), "NEW PARCEL B" (4.192 AC), ROAD RIGHT-OF-WAYS NOT INCLUDED IN PHASE 6 (0.166 AC) AND RESIDUAL "TRACT A" (149.447 AC) AND VARIOUS NEW EASEMENTS - OWNED BY BROOKFIELD HOLDINGS (WATSON HILL II) LLC LOCATED IN THE CITY OF NORTH CHARLESTON, DORCHESTER COUNTY, SC" prepared by Johnathan F. Burns, PLS 22742, of GPA, Inc., dated December 2, 2024 and recorded March 14, 2025 in the Register of Deeds Office for Dorchester County, South Carolina in Plat Book P at Page 225, 226, 227, 228, 229 and 230 (the "Plat"). Said lot having such location, size, shape, dimensions, buttings and boundings as will by reference to said Plat more fully and at large appear.

THIS BEING a portion of the same property conveyed to Ashton Charleston Residential, LLC, a South Carolina limited liability company by deed of Brookfield Holdings (Watson II) LLC, a Delaware limited liability company dated June 26, 2025 and recorded June 30, 2025 in Book 15967 at Page 211 in the Register of Deeds Office for Dorchester County.

TMS No.: 170-14-03-011

