

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 \*\*\*

<b>Instrument #:</b>	2026001443	
<b>Receipt Number:</b>	221177	<b>Return To:</b>
<b>Recorded As:</b>	EREC-DEED	
<b>Recorded On:</b>	January 22, 2026	
<b>Recorded At:</b>	09:14:43 AM	<b>Received From:</b> SIMPLIFILE
<b>Recorded By:</b>	NW	<b>Parties:</b>
<b>Book/Page:</b>	RB 16361: 74 - 78	Direct- ASHTON CHARLESTON RESIDENTIAL LLC
<b>Total Pages:</b>	5	Indirect- HELM, JASON LEE

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

<b>Recording Fee:</b>	\$15.00
<b>Consideration:</b>	\$500,000.00
<b>County Tax:</b>	\$550.00
<b>State Tax:</b>	\$1,300.00
<b>Tax Charge:</b>	\$1,850.00

*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 **FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00)** to the Grantor, in hand paid at and before the sealing of these presents, by **FLORIDA BAXHELLARI AND JASON LEE HELM** ["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 **FLORIDA BAXHELLARI AND JASON LEE HELM** 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: 5218 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: WH2-223**

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) **FLORIDA BAXHELLARI AND JASON LEE HELM** 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  
*25-140436MP/ 1. 2026*

WITNESS my hand and seal this 5 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

Ashton Charleston Residential LLC, a South Carolina limited liability company

BY: [Signature]

[Signature]  
Witness No. 2

Print Name: Elizabeth D. McGrath

ACKNOWLEDGMENT

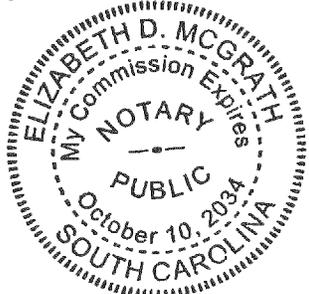
STATE OF SOUTH CAROLINA  
COUNTY OF BERKELEY

THE FOREGOING instrument was acknowledged before me on this 5<sup>th</sup> day of January, 2026 by

Joseph Hampf as VP of Finance 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 619 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.: 170-14-03-010

STATE OF SOUTH CAROLINA )  
 ) AFFIDAVIT  
COUNTY OF DORCHESTER )

Date of Transfer of Title  
January 21, 2026

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 5218 Cottage Landing Drive, Summerville, SC 29485, bearing County Tax Map Number 170-14-03-010, was transferred by Ashton Charleston Residential LLC, a South Carolina limited liability company TO Florida Baxhellari and Jason Lee Helm on January 21, 2026.
- 3. Check one of the following: The deed is:

- a.  X  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 \_\_\_\_\_. (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.  X  The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$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. (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:  \$500,000.00
  - 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:  \$500,000.00

- 7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$1,850.00.

- 8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as 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  21  day of January, 2026.

Florida Baxhellari   
Florida Baxhellari  
Print or Type Name Here

[Signature]   
Notary Public  
My Commission Expires: \_\_\_\_\_  
(SEAL)

