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DEED BOOK 9153 PAGES 359 - 361
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**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF HALL
22RE-477

FILE #:

THIS INDENTURE made this 24th day of June, 2022, between Wingo, Inc, of the State of Georgia, as party of the first part, hereinafter called Grantor, and Vineyard Property and Development, LLC, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

This Deed is given subject to all easements and restrictions of record.

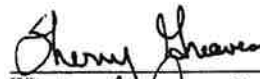
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.


AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

WINGO, INC.



Witness


Notary Public
State of Georgia
My Commission Expires: August 5, 2023

By:  (SEAL)
Durwood F. Graham, III, CEO/CFO



EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83, 12TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED ON A PLAT PREPARED FOR FRANK C. STATON BY NEWTON-NEWTON & ASSOCIATES, GEORGIA REGISTERED LAND SURVEYOR, DATED MAY 26, 1962, SAID PROPERTY CONTAINS 8.82 ACRES AND IS DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

BEGINNING AT A STAKE ON THE SOUTH SIDE OF THE RIGHT OF WAY OF US HIGHWAY 129 WHERE SAID LAND CORNERS WITH LANDS NOW OR FORMERLY OWNED BY CALVIN P. MARTIN AND RUNNING ALONG SAID HIGHWAY RIGHT OF WAY, NORTH 30 DEGREES 27 MINUTES EAST 655 FEET TO A POINT; THENCE NORTH 29 DEGREES 38 MINUTES EAST 439 FEET TO A STAKE CORNER ON BOYD ROAD; THENCE ALONG BOYD ROAD, NORTH 83 DEGREES 00 MINUTES EAST 128 FEET TO A STAKE CORNER ON THE BOB R. WHITMIRE PROPERTY LINE; THENCE SOUTH 01 DEGREE 21 MINUTES EAST 947 FEET TO A STAKE CORNER; THENCE SOUTH 88 DEGREES 39 MINUTES WEST 695 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER EASEMENTS OF RECORD.

ALSO SHOWN ON PLAT OF SURVEY ATTACHED HERETO AS EXHIBIT B.

22RE-477

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a horizontal line and a short vertical stroke.