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TIME: 4:31 PM
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PARTICIPANT ID: 7495336524
PT61: 069-2023-006993
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Return to:
Hughes White Kralicek Short
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attention: R. Matthew Short, Esq.

Tax Map Parcel No. 15043 000001

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of October, 2023, by and between **KEITH R. BREEDLOVE** and **BRET CLARK** (collectively, the “Grantor”), and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, as party of the second part (the “Grantee”) (“Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land lying and being in the Clinchem Militia District of Hall County, Georgia, as more particularly described on **Exhibit “A”** attached hereto and incorporated by this reference (the “Property”). This conveyance is made subject to the permitted exceptions shown on **Exhibit “B”** attached hereto and incorporated by this reference (the “Permitted Exceptions”).

TO HAVE AND TO HOLD the Property, together with all improvements thereon and any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.


GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee against the claims of all persons whomsoever claiming by, through or under Grantor.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]


IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:



Unofficial Witness



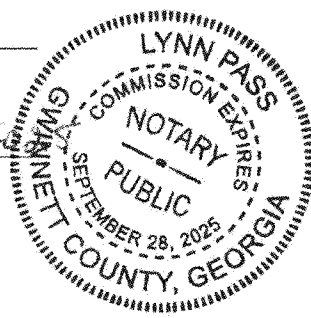
Keith R. Breedlove



Notary Public

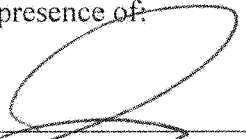
My Commission Expires: 09-28-2025

[AFFIX NOTARIAL SEAL]




Signed, sealed and delivered in the presence of:

GRANTOR:



Unofficial Witness



Bret Clark



Notary Public

My Commission Expires: 09-28-2025

[AFFIX NOTARIAL SEAL]

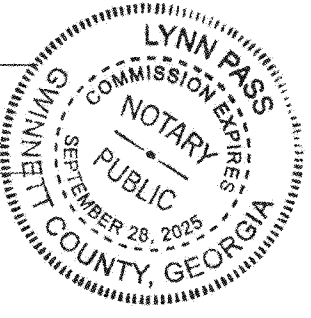


EXHIBIT "A"

Tax Parcel Map # 15043 000001

ALL THAT TRACT OR PARCEL OF LAND lying and being in GMD 392, Hall County, Georgia, containing 53.299 acres, more or less, as shown as Tract One on a plat of survey for Ellen Madge Reed, prepared by Bruce A. Codina, G.R.L.S. # 2889, dated January 14, 2008 and last revised October 16, 2008, and being more particularly described as follows:

BEGINNING at an iron pin set on the easterly right-of-way of Union Church Road (40 foot right-of-way), said pin being located South 05 degrees 31 minutes 55 seconds East 44.42 feet from the centerline intersection of Sycplechase Lane and Union Church Road; thence leaving said right-of-way proceed South 49 degrees 34 minutes 04 seconds East 938.69 feet along a barbed wire fence to an iron pin found; thence South 03 degrees 03 minutes 04 seconds East 1694.72 feet along a barbed wire fence to an iron pin found; thence North 75 degrees 11 minutes 58 seconds West 734.51 feet to an axle; thence North 75 degrees 33 minutes 21 seconds West 781.84 feet to an iron pin set on the easterly right-of-way of Union Church Road; thence along said right-of-way proceed along the arc of a curve an arc distance of 109.28 feet to a point (said curve having a radius of 2366.58 feet and being subtended by a chord bearing North 05 degrees 00 minutes 06 seconds East, a chord distance of 109.27 feet; thence North 08 degrees 10 minutes 47 seconds East 34.44 feet to an iron pin set; thence leaving said right-of-way proceed North 34 degrees 13 minutes 26 seconds East 176.86 feet to an iron pin found; thence North 40 degrees 58 minutes 19 seconds West 112.50 feet to an iron pin set on the easterly right-of-way of Union Church Road; thence along said right-of-way proceed North 06 degrees 20 minutes 43 seconds East 146.11 feet to a point; thence along the arc of a curve an arc distance of 522.45 feet to a point (said curve having a radius of 1582.45 feet and being subtended by a chord bearing North 15 degrees 48 minutes 13 seconds East, a chord distance of 520.08 feet); thence North 25 degrees 15 minutes 42 seconds East 357.85 feet to a point; thence along the arc of a curve an arc distance of 106.61 feet to a point (said curve having a radius of 1199.09 feet and being subtended by a chord bearing North 27 degrees 48 minutes 31 seconds East, a chord distance of 106.57); thence North 30 degrees 21 minutes 21 seconds East 329.15 feet to a point; thence along the arc of a curve an arc distance of 223.83 feet to an iron pin set (said curve having a radius of 6228.48 feet and being subtended by a chord bearing North 31 degrees 04 minutes 39 seconds East, a chord distance of 223.82 feet) and the TRUE POINT OF BEGINNING.

Subject property is also a portion of the following described real property:

All that tract or parcel of land lying and being in the Clinchem Militia District, Hall County, Georgia, containing 63.6 acres more-or-less and being the same property described and conveyed in a Warranty Deed from Edward C. Reed to Marvel Reed, Horace Reed, Blanche Reed and Ellen Reed dated April 24, 1950 and recorded in Deed Book 124, Page 500 of said records, less and except approximately 1.00 acre sold to John S. Cooper and Cathy O. Cooper by Warranty Deed filed on December 22, 1997 and recorded in Deed Book 3050, Pages 192-194 of said records, which deeds are incorporated herein by reference. Tract Two is designated as Tax Map 15-043-000-001 according to the present Hall County Tax Map system and is known as 4670 Union Church Road according to the present system of numbering of Hall County, Georgia.

The above described property was conveyed in an Executrix' Deed of Assent dated October 30, 2007 from Ellen Madge Reed, as Executrix of the Estates of Marvel Modean Reed, deceased, Horace Flynn Reed, deceased, and Blanche Janet Reed, deceased to Ellen Madge Reed, individually and recorded in Deed Book 6205, Pages 590-592 of said records.

LESS AND EXCEPT all that tract or parcel of land conveyed in that Warranty Deed from Marvel Reed, *et al.*, to John S. Cooper and Kathy L. Cooper, dated [], 1997, and recorded at Deed Book 3050, page 192, Hall County, Georgia Records.

FURTHER LESS AND EXCEPT all that tract or parcel of land conveyed in that Limited Warranty Deed from Chestnut Mountain Ltd., LLC to Kathy L. Cooper, dated June 12, 2018, and recorded at Deed book 8102, page 481, Hall County, Georgia Records

EXHIBIT “B”

Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2024, and all years subsequent thereto, and those taxes that become due or payable subsequent to Date of Policy, none of which are liens due or payable.
2. Rights of upper and lower riparian owners in and to the waters of springs and branches crossing or adjoining subject property, free from diminution or pollution.
3. The following matters as shown on that ALTA/NSPS Land Title Survey for Pulte Home Company, LLC by Maxwell-Reddick and Associates, dated May 10, 2023, and identified as Job No. 2023-93:
 - a. 4’ barbed wire fence running along and crossing the northerly and easterly boundary lines of subject property.