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 Hunt & Taylor Law Group, LLC
 1001 Riverside Drive, Suite A
 Gainesville, GA 30501
 HT23-0017

LIMITED WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2023, between **SPRINGS PROPERTIES, LLC**, a Georgia limited liability company, as party of the first part (hereinafter referred to as "Grantor"), and **YUBA SUTTER PROPERTIES, LLC**, a Georgia limited liability company, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, successors-in-title and assigns where the context requires permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) 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 all that tract or parcel of land lying and being in Hall County, Georgia, together with all improvements located thereon, and as more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the Grantor and all persons holding or claiming by, through, or under the said Grantor, except as expressly set forth in the permitted title encumbrances described in Exhibit "B" attached hereto and made a part hereof.

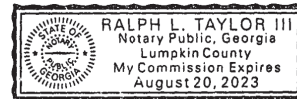
IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires: 8/20/23

(NOTARY SEAL)



SPRINGS PROPERTIES, LLC, a Georgia
limited liability company

By: [Signature]
Ronald O. Parsons
Its: Manager

EXHIBIT “B”
(Permitted Exceptions)

1. All general and special taxes and assessments for the year 2023 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
2. Zoning ordinances affecting the Property.
3. General utility, sewer, and drainage easements crossing or serving the Property.
4. Any and all easements, restrictions or other matters of record affecting title to the Property, which do not interfere with Purchaser’s intended use of the property.
5. Right of Way Easement from Tracy Stevens to Jackson Electric Membership Corporation, dated July 23, 1990, filed for record July 26, 1990, at 10:15 a.m., recorded in Deed Book 1498, Page 113, aforesaid Records. (As to 6040 Spout Springs Road)
6. Grant of Sewer Easement by and between Springs Properties, LLC and Springs Properties, LLC, dated November 11, 2011, filed for record November 14, 2011, at 11:38 a.m., recorded in Deed Book 6914, Page 783, aforesaid Records. (As to 6050 Spout Springs Road)
7. Storm Water Management Facility Access Easement from Springs Properties, LLC to Hall County, dated November 10, 2011, filed for record February 6, 2012, at 1:30 p.m., recorded in Deed Book 6953, Page 498, aforesaid Records. (As to 6050 Spout Springs Road)
8. Water Facilities Dedication Within Public Right of Way from Springs Properties, LLC to the City of Gainesville, Georgia, dated March 23, 2011, filed for record August 10, 2012, at 3:42 p.m., recorded in Deed Book 7045, Page 472, aforesaid Records. (As to 6050 Spout Springs Road)
9. Right of Way Deed from Springs Properties, LLC to the Department of Transportation, dated October 30, 2018, filed for record October 30, 2018, at 3:56 p.m., recorded in Deed Book 8171, Page 256, aforesaid Records. (As to all tracts)
10. Right of Way Deed from Springs Properties, LLC to the Department of Transportation, dated October 30, 2018, filed for record October 30, 2018, at 3:56 p.m., recorded in Deed Book 8171, Page 267, aforesaid Records.

EXHIBIT "B"
(Permitted Exceptions continued)

11. Right of Way Deed from Springs Properties, LLC to the Department of Transportation, dated October 30, 2018, filed for record October 30, 2018, at 3:56 p.m., recorded in Deed Book 8171, Page 273, aforesaid Records.
12. Scrivener's Affidavit by J. Randall Frost, dated November 8, 2018, filed for record November 8, 2018, at 4:04 p.m., recorded in Deed Book 8176, Page 267, aforesaid Records.
13. Right of Way Easement from Springs Properties, LLC to Jackson Electric Membership Corporation, dated January 29, 2020, filed for record October 5, 2020, at 1:05 p.m., recorded in Deed Book 8609, Page 654, aforesaid Records. (As to all tracts)