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231153J
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HALL**

THIS INDENTURE made **December 20th, 2023**, between **CELEBRATION BAPTIST MINISTRIES, INC.**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **1731 FRIENDSHIP, LLC**, as party or parties 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).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars 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, the following described property, together with all improvements located thereon, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CLINCHEM GMD 392, HALL COUNTY, GEORGIA, BEING TRACT 1, CONTAINING 10.09 ACRES, MORE OR LESS AND TRACT 2, CONTAINING 0.66 ACRES AS SHOWN ON A SURVEY FOR CELEBRATION BAPTIST MINISTRIES, INC. DATED 12/7/2023 RECORDED IN PLAT BOOK 884, PAGE 189, HALL COUNTY, GEORGIA RECORDS, WHICH PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE THERETO.

Also included in a non-exclusive perpetual easement over the Grantee's adjacent property to provide a tie in to the county's septic and water systems. As shown on the above referenced plat and designated as the "Proposed Sanitary Sewer Easement."

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**.