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Horne & Edelberg, P.C.
Post Office Box 37
Dahlonega, Georgia 30533

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF LUMPKIN.

THIS INDENTURE, Made this 28th day of February, 2023, between **Brendon Perry Parks**, of the first part, hereinafter referred to as Grantor, and **Katherine Kesterson**, of the second part, hereinafter referred to as Grantee;

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100s DOLLARS (\$10.00) and Other Valuable Considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee, the following described property:

See Exhibit "A" attached hereto and incorporated herein by reference.

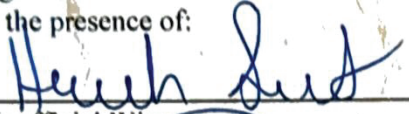
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the Grantee forever in Fee Simple.

Page Two
Limited Warranty Deed

AND THE Grantor will warrant and forever defend the right and title to the above described property, unto the Grantee against all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed the day and year above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

 (SEAL)

Brendon Perry Parks

Notary Public
Commission Expires



Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 1 of the 11th District of Hall County, Georgia, being Parcel 2, consisting of 15.446 acres, more or less, and being more particularly described and delineated according to a plat of survey dated February 16, 2023, prepared for Brendon P. Parks by John T. Gaston, Georgia Registered Land Surveyor. This plat is recorded in Plat Book 883, Page 132, Hall County Records, and is incorporated herein by reference for a more detailed description.