

**PREPARED BY AND
WHEN RECORDED RETURN TO:**

Eugene D. Bryant, Esq.
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DATE: 07/16/2025
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09106 000010, and 09106 000026

After recording return to:
Calloway Title and Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328

(Above Space for Recorder's use only)

2-44055(B)

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is executed as of July 15th, 2025, by **THE CLIFFS AT LAKE LANIER LLC**, a Georgia limited liability company ("**Grantor**"), whose address is 2255 Buford Hwy, Suite 250, Buford, Georgia 30518, in favor of **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation ("**Grantee**"), whose address is 2221 E. Lamar Blvd., Suite 790, Arlington, Texas 76006.

W I T N E S S E T H

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situated in Hall County, Georgia (the "**Property**"), as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor alone, but against none other.

This conveyance is made subject to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

[SIGNATURE PAGE FOLLOWS]

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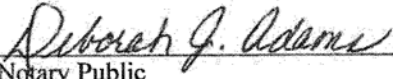
IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

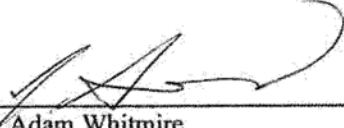
Signed, sealed and delivered in the presence of:

GRANTOR:

THE CLIFFS AT LAKE LANIER LLC,
a Georgia limited liability company


Print Name: Abigail Picklesimer
Unofficial Witness


Notary Public
My Commission Expires: 1-9-26

By:  (Seal)
Name: Adam Whitmire
Title: President



[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

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EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 106, 9th Land District, Hall County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for Forestar (USA) Real Estate Group INC, Stewart Title Guaranty Company & The Cliffs at Lake Lanier, LLC, dated January 31st, 2025 and being more particularly described as follows:

Commencing at a PK Nail found at the centerline intersection of Buffington Farm Road (50' wide public right-of-way)(per Deed Book 3628, Pages 220 & 221 & Deed Book 3628, Pages 222 & 223, Hall County, Georgia deed records) & Cagle Road (60' wide public right- of-way), located at Georgia State Plane Coordinate Northing 1585617.60, Easting 2418104.67, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE North 30 degrees 42 minutes 25 seconds West for a distance of 76.02 feet to a 1/2" rebar pin & cap found stamped "LSF 1057" at the point of intersection of the Northeasterly right-of-way line of said Buffington Farm Road with the Northwesterly line of the Pine Dale Section Surfside Club Estates Subdivision as recorded in Plat Book 40, Page 6, Hall County, Georgia plat records and said point being the TRUE POINT OF BEGINNING.

Thence leaving the Northwesterly line of said Surfside Club Estates Subdivision and following the Northeasterly and Easterly right-of-way line of said Buffington Farm Road the following courses:

Thence North 48 degrees 51 minutes 18 seconds West for a distance of 793.91 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 661.83 feet and an arc length of 206.65 feet, being subtended by a chord of North 39 degrees 54 minutes 36 seconds West for a distance of 205.81 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 645.46 feet and an arc length of 525.84 feet, being subtended by a chord of North 00 degrees 34 minutes 26 seconds East for a distance of 511.42 feet to a 1/2" rebar pin set; Thence North 23 degrees 54 minutes 43 seconds East for a distance of 50.59 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 234.74 feet and an arc length of 95.22 feet, being subtended by a chord of North 13 degrees 37 minutes 26 seconds East for a distance of 94.57 feet to a 1/2" rebar pin set; Thence North 00 degrees 10 minutes 56 seconds West for a distance of 107.52 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 316.94 feet and an arc length of 99.86 feet, being subtended by a chord of North 08 degrees 26 minutes 30 seconds East for a distance of 99.45 feet to a 1/2" rebar pin set; Thence North 18 degrees 25 minutes 36 seconds East for a distance of 89.49 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 422.50 feet and an arc length of 178.30 feet, being subtended by a chord of North 30 degrees 31 minutes 00 seconds East for a distance of 176.98 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 610.42 feet and an arc length of 209.28 feet, being subtended by a chord of North 34 degrees 46 minutes 32 seconds East for a distance of 208.26 feet to a 1/2" rebar pin set; Thence North 24 degrees 23 minutes 27 seconds East for a distance of 114.38 feet to a 1/2" rebar pin set; Thence along a curve to the left having a radius of 857.18 feet and an arc length of 95.03 feet, being subtended by a chord of North 20 degrees 49 minutes 14 seconds East for a distance of 94.98 feet to a 1/2" rebar pin & cap found stamped "LSF 1057";

Thence leaving the Easterly right-of-way line of said Buffington Farm Road the following courses:

Thence South 72 degrees 02 minutes 06 seconds East for a distance of 131.49 feet to a 1/2" rebar pin & cap found stamped "LSF 1057"; Thence North 69 degrees 16 minutes 26 seconds East for a distance of 206.27 feet to a 1/2" rebar pin & cap found stamped "LSF 1057" on the Southerly line of that certain parcel of land as described in Deed Book 9403, Pages 513 & 514, Hall County, Georgia deed records and also the South

SGR/80481207.2

SGR/80620465.1

line of Lot 1, as shown on that certain plat as recorded in Plat Book 876, Page 338, Hall County, Georgia plat records;

Thence along the Southerly line of said Deed Book 9403, Pages 513 & 514 and the Southerly line of said Lot 1 the following course:

Thence South 87 degrees 12 minutes 20 seconds East for a distance of 60.23 feet to a 1/2" rebar pin found & cap stamped "LSF 1057" on the Westerly line of that certain parcel of land as described in Deed Book 9578, Pages 416-419, Hall County, Georgia deed records and the Westerly line of Tract 1C as shown on Plat Book 886, Page 127, Hall County Georgia plat records;

Thence leaving the Southerly line of said Deed Book 9403, Pages 513 & 514 and the Southerly line of said Lot 1 and following the Westerly line of said Deed Book 9578, Pages 416-419 and the Westerly line of said Tract 1C the following course:

Thence North 05 degrees 12 minutes 47 seconds East for a distance of 226.23 feet to a 1/2" rebar pin found & cap stamped "LSF 1057" on the Westerly line of that certain parcel of land as described in Deed Book 9657, Pages 558-563, Hall County, Georgia deed records and the Westerly line of Tract 3B, as shown on said Plat Book 886, Page 127;

Thence leaving the Westerly line of said Deed Book 9578, Pages 416-419 and the Westerly line of said Tract 1C and following the Westerly line of said Deed Book 9657, Pages 558-563 and the Westerly line of said Tract 3B the following courses:

Thence North 11 degrees 05 minutes 28 seconds East for a distance of 13.09 feet to a 1/2" rebar pin found & cap stamped "LSF 1057"; Thence North 36 degrees 07 minutes 50 seconds East for a distance of 208.29 feet to a 1/2" rebar pin found & cap stamped "LSF 1057"; Thence North 49 degrees 04 minutes 16 seconds East for a distance of 79.06 feet to a 1/2" rebar pin found & cap stamped "LSF 1057"; Thence North 70 degrees 20 minutes 59 seconds East for a distance of 78.04 feet to a 1/2" rebar pin found & cap stamped "LSF 1057" on the boundary line of the U.S. Government, Buford Reservoir, Lake Sidney Lanier (Segment "S");

Thence leaving the Westerly line of said Deed Book 9657, Pages 558-563 & the Westerly line of said Tract 3B and following the U.S. Government boundary line the following courses:

Thence South 28 degrees 22 minutes 13 seconds East for a distance of 56.91 feet to a an angle iron found at Government corner 106-7; Thence North 89 degrees 20 minutes 21 seconds East for a distance of 361.53 feet to a 1/2" rebar pin found (leaning, held base) at the centerline of a hollow and a point on the Westerly line of that certain parcel of land as described in Deed Book 3160, page 109, Hall County, deed records and as shown on that certain plat as recorded in Plat Slide 197, Page 67A, Hall County, Georgia plat records;

Thence leaving said U.S. Government boundary line and following the centerline hollow and the Westerly line of said Deed Book 3160, Page 109 and Plat Slide 197, Page 67A the following courses:

Thence South 29 degrees 07 minutes 14 seconds East for a distance of 54.64 feet to a point; Thence South 16 degrees 41 minutes 49 seconds East for a distance of 62.25 feet to a point; Thence South 12 degrees 37 minutes 08 seconds West for a distance of 96.35 feet to a point to a 1/2" rebar pin found;

Thence leaving the centerline hollow & continuing along the Westerly line of said Deed Book 3160, Page 109 & Plat Slide 197, Page 67A the following courses:

SGR/80481207.2

SGR/80620465.1

Thence South 11 degrees 28 minutes 55 seconds West for a distance of 516.57 feet to a 1/2" rebar pin found;
Thence South 11 degrees 30 minutes 09 seconds East for a distance of 321.61 feet to a 1/2" rebar pin found
on the Northwesterly line of said Pine Dale Section Surfside Club Estates Subdivision;

Thence following the Northwesterly line of said Pine Dale Section Surfside Club Estates Subdivision the
following courses;

Thence South 23 degrees 08 minutes 53 seconds West for a distance of 55.01 feet to a 1/2" rebar pin found;
Thence South 23 degrees 41 minutes 12 seconds West for a distance of 29.95 feet to a 1/2" rebar pin found;
Thence South 23 degrees 18 minutes 01 seconds West for a distance of 75.28 feet to a 1/2" rebar pin found;
Thence South 23 degrees 13 minutes 48 seconds West for a distance of 74.91 feet to a 1/2" rebar pin found;
Thence South 23 degrees 29 minutes 05 seconds West for a distance of 149.35 feet to a 1/2" rebar pin found;
Thence South 23 degrees 21 minutes 03 seconds West for a distance of 74.77 feet to a 1/2" rebar pin found;
Thence South 23 degrees 23 minutes 17 seconds West for a distance of 75.14 feet to a 1/2" rebar pin found;
Thence South 23 degrees 04 minutes 00 seconds West for a distance of 74.97 feet to a 1/2" rebar pin found;
Thence South 23 degrees 10 minutes 51 seconds West for a distance of 75.28 feet to a 1/2" rebar pin found;
Thence South 23 degrees 05 minutes 21 seconds West for a distance of 76.06 feet to a 1/2" rebar pin found;
Thence South 23 degrees 03 minutes 54 seconds West for a distance of 74.92 feet to a 1/2" rebar pin found;
Thence South 23 degrees 35 minutes 42 seconds West for a distance of 75.18 feet to a 1/2" rebar pin found;
Thence South 23 degrees 33 minutes 31 seconds West for a distance of 109.05 feet to a 1/2" rebar pin
found; Thence South 23 degrees 11 minutes 51 seconds West for a distance of 59.64 feet to a 1/2" rebar
pin found; Thence South 23 degrees 07 minutes 57 seconds West for a distance of 90.06 feet to a 1/2" rebar
pin found; Thence South 23 degrees 23 minutes 29 seconds West for a distance of 89.69 feet to a 1/2" rebar
pin found; Thence South 23 degrees 23 minutes 01 seconds West for a distance of 96.24 feet to a 1/2" rebar
pin found; Thence South 23 degrees 08 minutes 35 seconds West for a distance of 367.03 feet to a 1/2"
rebar pin found & cap stamped "LSF 1057" and said point being the POINT OF BEGINNING.

Said property contains 54.76 acres more or less

SGR/80481207.2

SGR/80620465.1

EXHIBIT B

PERMITTED EXCEPTIONS

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Easement from A.W. Bell to Georgia Power Company, dated May 14, 1951, recorded May 28, 1951, recorded in Deed Book 130, Page 145, Records of Hall County, Georgia.
3. Drainage rights as contained in that certain Rural Post Roads Right of Way Deed from Hoke Pack and A. W. Bell, Jr. to Hall County, Georgia, dated March 16, 1951, recorded July 10, 1951, recorded in Deed Book 132, Page 59, aforesaid Records.
4. Drainage rights as contained in that certain Rural Post Roads Right of Way Deed from Mrs. A. W. Bell Sr. to Hall County, Georgia, dated March 16, 1951, recorded July 10, 1951, recorded in Deed Book 132, Page 66, aforesaid Records.
5. Easement from A.W. Bell Jr to Georgia Power Company, dated June 18, 1956, filed for record August 16, 1956 at 8:30 a.m., recorded in Deed Book 169, Page 140, aforesaid Records.
6. Easement from J. L. Meeks to Georgia Power Company, dated December 6, 1957, filed for record January 7, 1958 at 8:30 a.m., recorded in Deed Book 185, Page 61, aforesaid Records.
7. Declaration of Protective Covenants by Marion Littleton Meeks Trust of April 10, 1995, dated January 16, 1998, filed for record February 9, 1998 at 10:35 a.m., recorded in Deed Book 3087, Page 156, aforesaid Records; as amended by that certain Amended Declaration of Protective Covenants by and between Mambo Cat, LLC, the Surfside Property Owners Association, Inc., Guy Wagner, et al, filed record February 28, 2024 at 9:41 a.m., recorded in Deed Book 9439, Page 30 aforesaid Records; as re-recorded April 1, 2024 at 10:59 a.m., recorded in De Book 9453, Page 562, aforesaid Records.
8. Easement from M.L. Meeks, Sr. (Revokable Trust of April 10, 1995) to Geor Power Company, dated December 23, 1997, filed for record August 13, 1998 at 11:12 a.m., recorded in Deed Book 3281, Page 40, aforesaid Records.
9. Easement from Marion Littleton Meeks, as Trustee, Marshall Stone Meeks, Fleming Littleton Meeks and Marion Littleton Meeks, Jr. to Georgia Power Company, dated June 20, 2000, filed for record July 7, 2000 at 1:10 p.m., recorded in Deed Book 3702, Page 29, aforesaid Records.
10. Easement from Marion Littleton Meeks, as Trustee, Marshall Stone Meeks, Fleming Littleton Meeks and Marion Littleton Meeks, Jr. to Georgia Power Company, dated June 23, 2000, filed for record July 7, 2000 at 1:10 p.m., recorded in Deed Book 3702, Page 32, aforesaid Records.
11. Easement from Marion Littleton Meeks, as Trustee, Marshall Stone Meeks, Fleming Littleton Meeks and Marion Littleton Meeks, Jr. to Georgia Power Company, dated June 22, 2000, filed for record July 7, 2000 at 1:10 p.m., recorded in Deed Book 3702, Page 35, aforesaid Records.

SGR/80481207.2

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