

After Recording, Return to:
Hughes White Kralicek
2300 Windy Ridge Parkway
Suite 570 South
Atlanta, Georgia 30339
Attn: R. Matthew Short, Esq.
Commitment No.: 21-36

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PARTICIPANT ID: 7495336524
PT61: 069-2021-006600
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Prepared by:
Wendy W. Markham, Esq.
Baker & Hostetler LLP
1170 Peachtree Street
Suite 2400
Atlanta, Georgia 30309

LIMITED WARRANTY DEED
(Spout Springs, Hall County)

THIS INDENTURE is made as of the 30th day of June 2021, by and between **MRP PARTNERS, L.P.**, a Georgia limited partnership, as party of the first part, hereinafter referred to as "Grantor," and **CENTURY COMMUNITIES OF GEORGIA, LLC**, a Colorado limited liability company, as party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural.

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 GMD 392, 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.

TO HAVE AND TO HOLD the Property, together with all improvements thereon and therein, 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.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and sealed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


~~Unofficial Witness~~


Notary Public

My Commission Expires: _____

[AFFIX NOTARIAL SEAL]

GRANTOR:

MRP PARTNERS, L.P., a Georgia limited
partnership

By: 
Name: Ronnie Gullett
Its: General Partner

[SEAL]

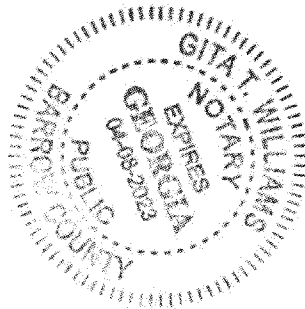


EXHIBIT "A"

Legal Description of Property

All that tract or parcel of land lying and being in GWD 392 of Hall County, Georgia, being known as Tract 1 containing 39.492 acres as per plat of survey recorded in Plat Book 104, Page 199, Hall County plat records, which plat is incorporated herein by reference thereto for a more particular description of said property.

LESS AND EXCEPT all land conveyed in that Rural Post Roads Right of Way Deed from D.C. Duncan to State Highway Department of Georgia, dated December 1, 1966, and recorded at Deed Book 349, page 41, Hall County, Georgia Records.

EXHIBIT "B"

Permitted Exceptions

1. Ad valorem real property taxes for the calendar year 2021, not yet due or payable.
2. Drainage easement as contained in that Rural Post Roads Right of Way Deed from D.C. Duncan to State Highway Department of Georgia, dated December 1, 1966, and recorded at Deed Book 349, page 41, Hall County, Georgia Records.
3. Matters as shown on that ALTA/NSPS Land Title Survey for Century Communities of Georgia, LLC, *et al.*, by Gaskins Engineering, dated April 29, 2021 (last revised May 24, 2021), and being identified as File Number BND/HALL/GMD392.