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The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, GA 30501

[Space Above This Line For Recording]

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2026, between LANIER FREEZER, LLC, a Georgia limited liability company (herein called “Grantor”) and GOLD CREEK ACQUISITIONS IV, LLC, a Georgia limited liability company (herein called “Grantee”).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made subject to those exceptions listed on Exhibit “B” attached hereto and incorporated by reference herein (the “Permitted Exceptions”); provided, however, making the within and foregoing conveyance to such Permitted Exceptions shall not operate to republish, restate, or revive any such exception to the extent the same has by its terms expired or otherwise expired or of no further force or effect by operation of law.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words “Grantor” and “Grantee” include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)


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

Signed, sealed and delivered
in the presence of:

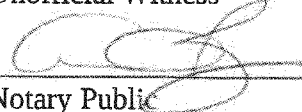
LANIER FREEZER, LLC, a Georgia limited
liability company



Unofficial Witness

By: 

Name: Scott Henderson
Title: EVP & Chief Investment Officer



Notary Public

(NOTARY SEAL)

My Commission Expires:

11-9-2026

ALANDRA BOGGAN
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
My Commission Expires November 9, 2026

EXHIBIT A
Legal Description

All of that tract or parcel of land lying and being in the Candler (GM.1385) District, Hall County, Georgia, and being more particularly described as follows:

To find The True Point of Beginning, commence at a capped ½-inch rebar set on the intersection of the westerly right-of-way line of CSX Railroad (formerly Gainesville-Midland Railroad), forty feet from the centerline of said railroad and the southeasterly right-of-way line of Interstate Highway 985 (150 feet from the centerline of said highway); thence along the right of way of said railroad run South 18 degrees 52 minutes 00 seconds East for a distance of 537.60 feet to a point on a building corner and The True Point of Beginning

From The True Point of Beginning, as thus established, proceed South 18 degrees 52 minutes 00 seconds East for a distance of 742.97 feet to a capped ½-inch rebar set; thence leaving said railroad right-of-way, proceed South 55 degrees 28 minutes 24 seconds West for a distance of 220.33 feet to a 2-inch open top pipe found on the northeasterly right-of-way line of State Route 60 (variable right-of-way width); thence, following said right-of-way line for the next 2 courses; proceed North 45 degrees 06 minutes 14 seconds West for a distance of 74.85 feet to a 3/8-inch rebar found; thence North 21 degrees 22 minutes 06 seconds West for a distance of 723.04 feet to a capped ½-inch rebar set; thence, leaving said right-of-way line, proceed North 71 degrees 45 minutes 19 seconds East for a distance of 15.49 feet to a PK nail set in concrete; thence North 76 degrees 25 minutes 01 second East for a distance of 46.22 feet to a PK nail set in concrete; thence North 71 degrees 45 minutes 19 seconds East for a distance of 61.10 feet to a point; thence North 18 degrees 02 minutes 03 seconds West for a distance of 20 28 feet to a point; thence North 71 degrees 57 minutes 57 seconds East for a distance of 153.91 feet to a point and The True Point of Beginning.

Containing within said bounds 4.577 acres (199,367 square feet) more or less.

Being known and designated as Lot 2 as shown on the plat entitled "Subdivision Plat 1155 Candler", which plat is recorded among the real estate records of Hall County, Georgia in Plat Book 868, Pages 56-57.

EXHIBIT B
Permitted Exceptions

1. All taxes for the year 2026 and subsequent years, not yet due and payable.
2. Rights contained in the Order and Judgment in favor of the State Highway Department of Georgia as shown on Judgment dated May 7, 1966 and recorded in Minute Book 26-A, Page 559, Hall County Records and the Judgment in favor of the State Highway Department of Georgia as shown on Judgment dated May 27, 1970 and recorded in Minute Book 37-A, Page 333, Hall County Records.
3. Natural gas line easement to United Cities Gas Company, dated December 1, 1981, recorded December 17, 1981 in Deed Book 757, Page 496, Hall County Records.
4. Reciprocal Easement Agreement by and between Perdue Foods LLC, successor by merger to KD Acquisition I, LLC and Lanier Freezer, Cooperative Centrale Raiffeisen-Boerenleenbank B.A., "Rabobank Nederland", New York Branch, in its capacity as collateral agent, dated April 18, 2014 and recorded April 18, 2014 in Deed Book 7353, Page 609, Hall County Records.
5. License Agreement by and between Perdue Foods LLC, successor by merger to KD Acquisition I, LLC and Lanier Freezer, Cooperative Centrale Raiffeisen-Boerenleenbank B.A., "Rabobank Nederland", New York Branch, in its capacity as collateral agent, dated April 18, 2014 and recorded April 18, 2014 in Deed Book 7353, Page 626, Hall County Records.
6. License Agreement by and between Perdue Foods LLC, successor by merger to KD Acquisition I, LLC and Lanier Freezer, dated April 18, 2014 and recorded April 18, 2014 in Deed Book 7353, Page 638, Hall County Records, and amended by that Amendment, Transfer, and Assignment of License Agreement by and between Perdue Foods LLC, successor by merger to KD Acquisition I, LLC and Lanier Freezer, dated October 17, 2025, and recorded October 23, 2025 in Deed Book 9742, Page 208, Hall County Records.
7. Subdivision Plat prepared by Moreland Altobelli Associates, Inc., bearing the seal of Ronnie J. Joiner, RLS No. 2488, dated May 15, 2013, last revision dated April 17, 2014, and designated Jo No. 13266, recorded April 18, 2014 in Plat Book 868, Pages 56-57, Hall County Records, discloses the following:
 - a. Northern boundary of property runs along northern line of building;
 - b. Natural gas easement located in the Western portion of the subject property;
 - c. 50 foot building setback line along State Route 60;
 - d. Drain inlets, culvert, and flume; and
 - e. Eastern line of property is westernmost boundary of 150' railroad right of way.
8. Use restrictions contained in Limited Warranty Deed from Perdue Foods LLC, successor by merger to KD Acquisition I, LLC, to Lanier Freezer, LLC, dated April 18, 2014, recorded April 18, 2014 in Deed Book 7353, Page 591, Hall County Records.
9. ALTA / NSPS Land Title Survey for Gold Creek Acquisitions IV, LLC, and Stewart Title Guaranty Company dated January 28, 2026, prepared by Patton Land Surveying, LLC, Chris M. Patton, RLS no. 2647, jn. 26-003 discloses the following:
 - a. Encroachments of concrete slab (2.95' inside r/w), metal gate inside (30.85' inside r/w), underground gas crosses property line outside of easement, metal gate inside (11.40' inside r/w), gravel (6.90' inside r/w), underground gas crosses property line

outside of easement, power pole and overhead power lines cross property line (easement not found), and gravel (2.75' inside r/w);

- b. Telecommunications and water line easements;
- c. Easternmost property line is westernmost boundary;
- d. Natural gas line and easement;
- e. Setback lines;
- f. Driveway easement; and
- g. Electrical lines and overhead power poles.