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WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: 69054001

This Indenture made this 26th day of March, 2026 between CLOUDLAND VINEYARDS AND WINERY, LLC, as party or parties of the first part, hereinafter called Grantor, and HUDSON LAND HOLDINGS, 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).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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,

SEE EXHIBIT "A"

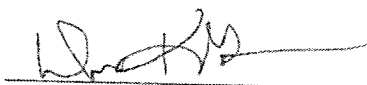
This Deed is given subject to all easements and restrictions of record, if any.

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**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

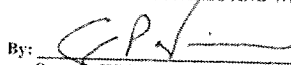
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

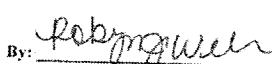


Witness

CLOUDLAND VINEYARDS AND WINERY, LLC

By:  (Seal)
Sean P. Wilborn, Member

Sworn to and subscribed before me
this 26th day of March, 2026.

By:  (Seal)
Robyn J. Wilborn, Member

Notary Public
(SEAL)

My Commission Expires:

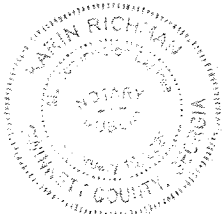


EXHIBIT "A"

LOT 3 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156 OF THE 8TH LAND DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE RIGHT-OF-WAY INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES) AND THE NORTHERLY RIGHT-OF-WAY OF BOGAN ROAD (APPARENT 80' RIGHT-OF-WAY); THENCE FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES), NORTH 16 DEGREES 26 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 273.28 FEET TO A POINT, SAID POINT IS THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, SOUTH 54 DEGREES 39 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 213.96 FEET TO AN IRON PIN SET; THENCE NORTH 7 DEGREES 48 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 63.43 FEET TO A ½" REBAR FOUND WITH A CAP (CENTERLINE SURVEYING); THENCE NORTH 16 DEGREES 28 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 29.58 FEET TO A ½" REBAR FOUND WITH A CAP (CENTERLINE SURVEYING); THENCE NORTH 55 DEGREES 45 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 75.28 FEET TO A ½" CRIMP TOP PIPE; THENCE NORTH 56 DEGREES 58 MINUTES 23 SECONDS WEST A DISTANCE OF 20.45 FEET TO AN IRON PIN SET; THENCE NORTH 62 DEGREES 46 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 241.65 FEET TO AN IRON PIN SET ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES); THENCE FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES, SOUTH 16 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 137.14 FEET TO A POINT, SAID POINT IS THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.684 ACRES/29,775 SQUARE FEET, INCLUDING ALL EASEMENTS WITHIN.

AND

LOT 4 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156 OF THE 8TH LAND DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE RIGHT-OF-WAY INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES) AND THE NORTHERLY RIGHT-OF-WAY OF BOGAN ROAD (APPARENT 80' RIGHT-OF-WAY); THENCE FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES), NORTH 16 DEGREES 26 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 410.42 FEET TO A POINT, SAID POINT IS THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, SOUTH 62 DEGREES 46 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 241.65 FEET TO AN IRON PIN SET; THENCE NORTH 56 DEGREES 58 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 138.44 FEET TO AN IRON PIN SET; THENCE NORTH 60 DEGREES 26 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 338.34 FEET TO AN IRON PIN SET ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES); THENCE FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES), SOUTH 15 DEGREES 26 MINUTES 00 SECONDS EAST FOR A

DISTANCE OF 123.27 FEET TO A POINT; THENCE SOUTH 16 DEGREES 26 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 13.52 FEET TO A POINT, SAID POINT IS THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 0.849 ACRES/39,961 SQUARE FEET. INCLUDING ALL EASEMENTS WITHIN.

AND

LOT 5 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156 OF THE 8TH LAND DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE RIGHT-OF-WAY INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES) AND THE NORTHERLY RIGHT-OF-WAY OF BOGAN ROAD (APPARENT 80' RIGHT-OF-WAY); THENCE FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES), NORTH 16 DEGREES 26 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 423.94 FEET TO A POINT; THENCE NORTH 15 DEGREES 26 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 123.27 FEET TO A POINT, SAID POINT IS THE TRUE POINT OF BEGINNING;

THENCE FROM SAID POINT THUS ESTABLISHED AND LEAVING SAID RIGHT-OF-WAY, SOUTH 60 DEGREES 26 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 338.34 FEET TO AN IRON PIN SET; THENCE NORTH 56 DEGREES 58 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 135.99 FEET TO AN IRON PIN SET; THENCE NORTH 57 DEGREES 27 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 401.21 FEET TO AN IRON PIN SET; THENCE SOUTH 15 DEGREES 59 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 38.19 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 84 DEGREES 19 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 36.95 FEET TO A CONCRETE MONUMENT FOUND ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES); THENCE FOLLOWING ALONG THE EASTERLY RIGHT-OF-WAY OF JONES DRIVE (APPARENT RIGHT-OF-WAY VARIES), SOUTH 15 DEGREES 26 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 85.77 FEET TO A POINT, SAID POINT IS THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 1.400 ACRES/49,635 SQUARE FEET. INCLUDING ALL EASEMENTS WITHIN.

PARENT PARCELS: 08156 002004 & 08156 002193

LAND DESCRIPTION
OVERALL

All that tract or parcel of land lying and being in Land Lot 156 of the 8th Land District, Hall County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning, begin at a Point formed by the Right-of-Way intersection of the Easterly Right-of-Way of Jones Drive (apparent Right-of-Way varies) and the Northerly Right-of-Way of Bogan Road (apparent 80' Right-of-Way); THENCE North 16 degrees 26 minutes 37 seconds West for a distance of 273.27 to a Point, said Point is the True Point of Beginning;

THENCE from said Point thus established and leaving said Right-of-Way, South 54 degrees 39 minutes 56 seconds West for a distance of 213.96 feet to a Point; THENCE North 07 degrees 48 minutes 34 seconds East for a distance of 63.43 feet to a ½" rebar with Centerline Surveying cap; THENCE North 16 degrees 28 minutes 21 seconds West for a distance of 29.58 feet to a ½" rebar with Centerline Surveying cap; THENCE North 55 degrees 45 minutes 46 seconds West for a distance of 75.28 feet to a Point; THENCE North 56 degrees 58 minutes 23 seconds West for a distance of 294.88 feet to a Nail Found; THENCE North 57 degrees 27 minutes 18 seconds East for a distance of 401.21 feet to a Point along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies); THENCE following along said Right-of-Way for the next four (4) calls and distances, South 15 degrees 59 minutes 45 seconds East for a distance of 38.19 feet to a Concrete Monument Found; THENCE South 84 degrees 19 minutes 01 seconds East for a distance of 36.95 feet to a Concrete Monument Found; THENCE South 15 degrees 26 minutes 00 seconds East for a distance of 209.04 feet to a Point; THENCE South 16 degrees 26 minutes 37 seconds East for a distance of 150.67 feet to a Point, said Point is the True Point of Beginning.

Said property contains 2.672 Acres.
Including all easements within.

LAND DESCRIPTION
LOT 4

All that tract or parcel of land lying and being in Land Lot 156 of the 8th Land District, Hall County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a point formed by the Right-of-Way intersection of the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies) and the Northerly Right-of-Way of Bogan Road (apparent 80' Right-of-Way); THENCE leaving said Point and following along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies), North 16 degrees 26 minutes 37 seconds West for a distance of 423.94 feet to a Point, said Point is the True Point of Beginning.

THENCE from said Point thus established and leaving said Right-of-Way, South 66 degrees 10 minutes 38 seconds West for a distance of 261.09 feet to a Point; THENCE North 56 degrees 58 minutes 23 seconds West for a distance of 127.54 feet to a Point; THENCE North 63 degrees 41 minutes 11 seconds East for a distance of 349.15 feet to a Point along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies); THENCE following along said Right-of-Way, South 15 degrees 26 minutes 00 seconds East for a distance of 123.27 feet to a Point; said Point is the True Point of Beginning.

Said property contains 0.805 acres.
Including all easements within.

LAND DESCRIPTION
LOT 3

All that tract or parcel of land lying and being in Land Lot 156 of the 8th Land District, Hall County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a point formed by the Right-of-Way intersection of the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies) and the Northerly Right-of-Way of Bogan Road (apparent 80' Right-of-Way); THENCE leaving said Point and following along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies), North 16 degrees 26 minutes 347 seconds West for a distance of 273.27 feet to a Point, said Point is the True Point of Beginning.

THENCE from said Point thus established and leaving said Right-of-Way, South 54 degrees 39 minutes 56 seconds West for a distance of 213.96 feet to a Point; THENCE North 07 degrees 48 minutes 34 seconds West for a distance of 63.43 feet to a ½" Rebar Found With Centerline Surveying Cap; THENCE North 16 degrees 28 minutes 21 seconds West for a distance of 29.58 feet to a ½" Rebar Found With Centerline Surveying Cap; THENCE North 55 degrees 45 minutes 46 seconds West for a distance of 75.28 feet to a Point; THENCE North 56 degrees 58 minutes 23 seconds West for a distance of 53.61 feet to a Point; THENCE North 66 degrees 10 minutes 38 seconds East for a distance of 261.09 feet to a Point along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies); THENCE following along said Right-of-Way, South 16 degrees 26 minutes 37 seconds East for a distance of 150.67 feet to a Point, said Point is the True Point of Beginning.

Said property contains 0.804 acres.
Including all easements within.

LAND DESCRIPTION
LOT 5

All that tract or parcel of land lying and being in Land Lot 156 of the 8th Land District, Hall County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at a point formed by the Right-of-Way intersection of the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies) and the Northerly Right-of-Way of Bogan Road (apparent 80' Right-of-Way); THENCE leaving said Point and following along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies), North 16 degrees 26 minutes 347 seconds West for a distance of 423.94 feet to a Point; THENCE North 15 degrees 26 minutes 00 seconds West for a distance of 123.27 feet to a Point, said Point is the True Point of Beginning.

THENCE from said Point thus established and leaving said Right-of-Way, South 63 degrees 41 minutes 11 seconds West for a distance of 349.15 feet to a Point; THENCE North 56 degrees 58 minutes 23 seconds West for a distance of 113.73 feet to a Nail Found; THENCE North 57 degrees 27 minutes 18 seconds East for a distance of 401.21 feet to a Point along the Westerly Right-of-Way of Jones Drive (apparent Right-of-Way varies); THENCE following along said Right-of-way for the next three (3) calls and distances, South 15 degrees 59 minutes 45 seconds East for a distance of 38.19 feet to a Concrete Monument Found; THENCE South 84 degrees 19 minutes 01 seconds East for a distance of 36.95 feet to a Concrete Monument Found; THENCE South 15 degrees 26 minutes 00 seconds East for a distance of 85.77 feet to a Point, said Point is the True Point of Beginning.

Said property contains 1.063 acres.
Including all easements within.