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STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on **21st day of May, 2026**, between

S & I 2018, LLC

(hereinafter referred to as "Grantor") and

Sergio Felix

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that lot, tract or parcel of land together with improvements thereon, lying, situate and being in Land Lot 166, 9th District, Hall County, Georgia, and being All of Lot 20, Block E of W. L. Ralston Subdivision, and being a portion of the property described according to a survey by Owen Patton, Georgia registered land surveyor, dated January 20, 1986 and being more particularly described as follows: To Find the True Point of Beginning, begin at an iron pin located on the Southeast side of the right of way of U. S. Highway 23, said iron pin lying 250 feet Northeast of the right of way of Hazel Street, as measured along the Southeast right of way of U. S. Highway 23; running thence North 69 degrees 55 minutes East 301.5 feet to the beginning iron pin corner located on the Northwest side of the right of way of Ralston Street and which is the true point of beginning, running thence along said right of way North 12 degrees 25 minutes East 50 feet to an iron pin corner; running thence South 69 degrees 55 minutes West 150 feet more or less to an iron pin corner; running thence South 12 degrees 00 minutes West 50 feet more or less to an iron pin corner; running thence North 69 degrees 40 minutes East 150 feet more or less to the beginning iron pin corner. Georgia, Hall County, Clerk Superior Court.

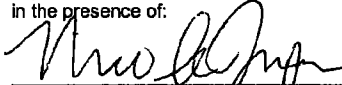
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

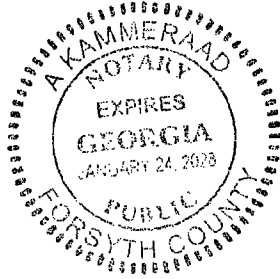
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

Notary Public
Commission expires: _____



S & I 2019, LLC



By: Russell Fuller
Its: Member



By: Isaac Castleberry
Its: Member