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Hall County, GA

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE made as of **10th day of February, 2026**, by and between **STEPHANIE A. WOOD and BENJAMIN G. WOOD**, (hereinafter called "Grantor"), and

AWNY S. GOBRAN,
(hereinafter, called "Grantee").

The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, and the heirs, successors, legal representatives and assigns of Grantee, all that tract or parcel of land described as follows to wit:

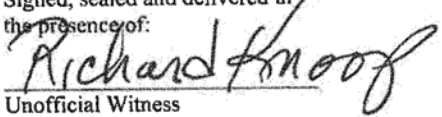
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging or in any way appertaining, to the only proper use, benefit and behalf of Grantee, forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

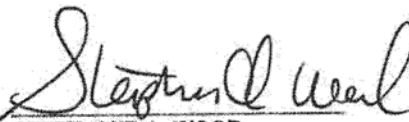
IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, the day and year first written above.

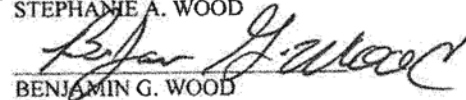
Signed, sealed and delivered in
the presence of:


Unofficial Witness

Notary Public

please see attached


STEPHANIE A. WOOD


BENJAMIN G. WOOD

**FLORIDA NOTARIAL CERTIFICATE
(JURAT)**

STATE OF FLORIDA
COUNTY OF Palmd Beach

Sworn to (or affirmed) and subscribed before me this 10th day of February,
2026, by Stephanie A. Wood and Benjamin E. Wood (Name of Person Making Statement) who
physically appeared and produced a Georgia Driver License as Identification.

(Seal)



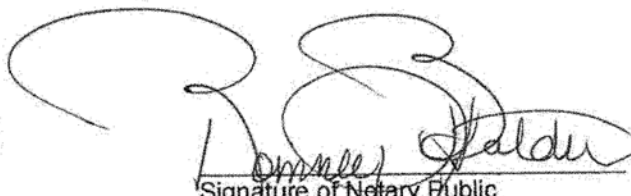

Signature of Notary Public
Romney J. Baldwin, Notary Public State of Florida

EXHIBIT "A"

All that tract or parcel of land lying in Land Lot 57 of the 8th of Hall County, Georgia being as per a survey for Benjamin & Stephanie Wood by Richard Webb & Associates dated July 13, 2022, being more fully described as follows:

To establish the True Point of Beginning, commence at the centerline intersection of Lakeview Lane and State Route 369; Thence S72°21'28"W a distance of 77.31' to an IPF #4RB (Bent) on the northern R/W of State Route 369 (60' R/W); Said IPF #4RB (Bent) being the True Point of Beginning.

With the True Point of Beginning being established Thence along said R/W S49°41'38"W a distance of 33.12' to a Point;

Thence S51°51'32"W a distance of 58.30' to a Point; Thence S54°59'02"W a distance of 58.84' to a Point; Thence S57°10'13"W a distance of 36.90' to a Point; Thence S60°34'41"W a distance of 6.74' to a IPS #4RB; Thence N31°15'27"W a distance of 574.96' to an IPF #4RB; Thence S50°19'34"E a distance of 590.51' to an IPF #4RB (Bent); Thus being the True Point of Beginning, Together with and subject to covenants, easements, and restrictions of record.

Said property contains 55,980.45 Square Feet, 1.285 Acres

Subject to any Easements or Restrictions of Record