



AFTER RECORDING, RETURN TO:

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LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 17th day of February, 2023, between

CLYDE BROADWAY, JR.

as party or parties of the first part, hereinafter called Grantor, and

PRIMETIME PROPERTIES, LLC, a Georgia limited liability company

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract or parcel of land lying and being in Candler G.M.D. 1385, Hall County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

Said property is conveyed in accordance with and pursuant to that certain Certificate of Creation of Conservatorship dated August 15, 2022, filed for record August 15,

2022, recorded in Deed Book 1867, Page 590, White County, Georgia records (“Order Establishing Conservatorship”), a copy of which is attached hereto as Exhibit “C” and incorporated herein by this reference; and in accordance with and pursuant to that certain Order, dated on or about January 12, 2023, filed in the records of the Probate Court, White County, Georgia in connection with 21-GA-17 (“Order Authorizing Sale”), a copy of which is attached hereto as Exhibit “D” and incorporated herein by this reference.

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 Grantor and all others claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

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

GRANTOR:

Signed, sealed and delivered in
the presence of:

[Signature]
Unofficial Witness
[Signature]
Notary Public

[Signature]
Clyde Broadway, Jr., by Darlene Broadway,
his conservator pursuant to that certain
Certificate of Creation of Conservatorship
dated August 15, 2022

[NOTARY SEAL]



[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CANDLER G.M.D. 1385, HALL COUNTY, GEORGIA, CONTAINING 12.75 ACRES AND DESIGNATED TRACT-2 ON THAT CERTAIN PLAT OF SURVEY OF THE PROPERTY OF EDDIE F. HOWINGTON, RECORDED IN PLAT SLIDE 178, PAGE 124B, HALL COUNTY, GEORGIA RECORDS; WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE; BEING IMPROVED PROPERTY KNOWN AS 1563 CALVARY CHURCH ROAD ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN HALL COUNTY, GEORGIA.

TOGETHER WITH all rights, title and interest in and to that certain Perpetual Easement from Jackie Allen to Nancy Howington, as Executrix of the Estate of Eddie Howington, dated July 9, 1998, filed for record July 9, 1998, recorded in Deed Book 3241, Page 198, Hall County, Georgia records.