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000494

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 384.10
Date 8-16-99
DWIGHT S. WOOD
Clerk Superior Court
By mm

Georgia, Hall County, Clerk Superior Court
Filed in office, this 16 day of Aug.
19 99 at 1:13 PM. Recorded in 494+495
Book 3541 Page(s) 494+495
this 17 day of Aug. 19 99
DWIGHT S. WOOD, CLERK, by: mm
1074,73

LIMITED WARRANTY DEED

026516

TEXAS, ANGELINA COUNTY

THIS INDENTURE, made this 12th day of August, in the Year of Our Lord One Thousand Nine Hundred and Ninety Nine between INLAND PAPERBOARD AND PACKAGING, INC., Grantor, and ELINBURG HOLDINGS, LLLP, Grantee,

WITNESSETH:

That the said Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 21 of the 9th District of Hall County, Georgia containing 84.25 acres, more or less, and being designated as Tracts #18, 19 and 20 on a plat entitled "Survey for Temple-Inland Forest" prepared by Richard W. Cannon, Georgia Registered Surveyor, dated July 29, 1999, and recorded in Plat Slide 772, Page 240A, Hall County Records.

The above described property is conveyed subject to the Restrictive Covenants set forth on plat of survey entitled "Survey for Temple-Inland Forest" prepared by Richard W. Cannon, Georgia Registered Surveyor, dated July 29, 1999, and recorded in Plat Slide 772, Page 240A, Hall County Records.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE; subject only to the matters referred to as "Permitted Exceptions" set out on the attached Exhibit "A," which Exhibit is by this reference incorporated herein and the said Grantor WARRANTS the title to same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for claims arising under or by virtue of the Permitted Exceptions.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its behalf by its proper corporate officers and affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Wanda Briley
Unofficial Witness
Theresa Risenhoover
Notary Public
My Commission Expires:
(NOTARIAL SEAL)



INLAND PAPERBOARD AND PACKAGING, INC.

By: Jack C. Sweeney
Jack C. Sweeney, Vice President

By: M. Richard Warner
M. Richard Warner, Vice President





03541
0495

EXHIBIT "A"**000495****PERMITTED EXCEPTIONS**

1. All assessments and ad valorem taxes for the year 1999, and all subsequent years.
2. Any and all easements and rights of way that appear on the public deed records of Hall County, Georgia or that would be revealed by a current survey of the property or by an inspection of the property.
3. Any outstanding mineral interest that may exist in any third person as revealed by the public deed records of Hall County, Georgia or otherwise.
4. The Restrictive Covenants applicable to subject property as set forth on plat of survey entitled "Survey for Temple-Inland Forest" prepared by Richard W. Cannon, Georgia Registered Surveyor, dated July 29, 1999, and recorded in Plat Slide 772, Page 240A, Hall County Records.