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Wilkes County, GA

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WILKES

THIS INDENTURE made this 19th day of July, 2022, between Quaker Springs Partners, LLC of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Childs Farm 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 NO/100 DOLLARS (\$10.00) 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.

All that tract or parcel of land, with improvements thereon, lying and being in the 169 GMD of Wilkes County, Georgia and fronting both North and South of the Quaker Springs Road and both East and West of the Sandy Cross Road and collectively containing 972.30 acres more or less and being more particularly described as Parcels 1 through 6 on a plat of survey prepared for Kettle Creek Property Holdings, LLC by Slate Bauknight, RLS dated 11/18/2013 and recorded in Plat Book 14, Pages 61 and 62, Wilkes County Superior Court Deed Records. Said plat of survey and the official record thereof is incorporated herein for a more complete description of said tract.

This conveyance is made subject to the Conservation Easement and Declaration of Restrictions and Covenants dated December 30, 2013, as recorded in Deed Book 316, Page 162; as amended by First Amendment dated January 29, 2021, recorded in Deed Book 378, Pages 504, Wilkes County, Georgia records.

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

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named grantor.

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


Signed, sealed and delivered in presence of:

Quaker Springs Partners, LLC

By:  (SEAL)
Corey Ingram, Co-Manager

By: GreenSouth Land Resources, LLC
Co-Manager

By:  (SEAL)
George Agee, Manager


Unofficial Witness

