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Return Recorded Document to:
 Brett Jones, Attorney at Law PC
 146 River Street
 Ellijay, GA 30540

JOINT TENANCY WITH SURVIVORSHIP
 LIMITED
 WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF Gilmer

FILE #: 22C1587

THIS INDENTURE made this 9th day of September, 2022, between Wildcat Timber II, LLC, a Delaware Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and Hughal Anthony Rose and Ruth McLeish Rose, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 lying and being in Land Lots 48, 60, 61, 85, and 96 of the 24th District, 2nd Section of Gilmer County, Georgia, and being designated as Lot 146 of Creekside Crossings, Phase 1, containing 4.12 acres, more or less, and being more particularly described on plat of survey prepared for Creekside Crossings, by Jeffrey T. Vick, GRLS #3278, dated July 15, 2021 and recorded in Plat Book 69, Page 331, Gilmer County, Georgia Records. Said plat is incorporated herein by reference for a more complete legal description.

This conveyance is subject to the Declaration of Covenants, Conditions Restrictions and Easement for Creekside Crossing, dated August 26, 2021, filed August 31, 2021 in Deed Book 2420, Page 52, Gilmer County, Georgia Records; as supplemented per that Supplemental Declaration of Covenants, Conditions and Restrictions dated August 24, 2022, 2022, and recorded in Deed Book 239, Page 232, said records; as further supplemented and/or amended of record.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with the right of survivorship and not as tenants in common.

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:


 Witness

Robin Grace White
 Notary Public
 (NOTARY SEAL)

Wildcat Timber II, LLC
 By: Coastal Timber Partners II, LLC, its Member

 (SEAL)

Name Aaron M. Patzsch
 Authorized Representative

