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DATE: 12/28/2022
TIME: 3:41 PM
DEED BOOK: 02568
PAGE: 00303
RECORDING FEES: \$25.00
TRANSFER TAX: \$69.90
PARTICIPANT ID: 6768123367
CLERK: Amy Johnson
Gilmer County, GA
PT61: 061-2022-4970
NOTE: LD

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Gilmer

FILE #: 22C2115

THIS INDENTURE made this 22nd day of December, 2022, between Wildcat Timber II, LLC, a Delaware Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and Susan G Wells, 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 lying and being in Land Lots 49, 54, 58, 59, 60, 85, 86, and 95 of the 24th District, 2nd Section of Gilmer County, Georgia, and being designated as Lot 44 of Creekside Crossings, Phase 1, containing 3.58 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 67, Page 289, 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 1, Gilmer County, Georgia Records; as supplemented per that Supplemental Declaration of Covenants, Conditions and Restrictions dated August 24, 2022, and recorded in Deed Book 2542 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 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:

Morgan K. White
Witness
Robin Grace White
Notary Public
(NOTARY SEAL)

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

[Signature] (SEAL)
Name Aaron M. Patsch
Authorized Representative

