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Gilmer County, GA
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NOTE: LD

JOINT TENANCY WITH SURVIVORSHIP
LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GILMER

FILE #: 22C1583

THIS INDENTURE made this 7 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 Gregg Pellito and Margarete De Lourdes Pellito 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 Grantees.

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 140 of Creekside Crossings, Phase III, containing 3.75 acres, more or less, and being more particularly described on plat of survey prepared for Creekside Crossings, by Jeffrey T. Vick, GRLS #3276, dated July 21, 2022 and recorded in Plat Book 69, Page 333, 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, and That Supplemental Declaration of Covenants, Conditions and Restrictions dated September 28, 2022 recorded on September 28, 2022 in Deed Book 2545, Page 232, aforementioned 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 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.

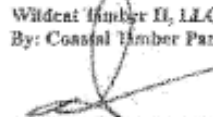
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with the right of survivorship and not as tenants in common.

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. Patich
Authorized Representative

