

Initial
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Dena M Adams, C.S.C.
White County, GA



After recording return to:
Don Ferguson, Attorney
Post Office Box 3105
Cleveland, GA 30528
706/865-3999

STATE OF GEORGIA
COUNTY OF WHITE

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 17 day of **January** in the Year of Our Lord Two Thousand Twenty (2020) between,

Kellum Valley Farm, LLC,

as party of the first part, hereinafter called Grantor, and

Thomas Siebert,

as party 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 (\$10.00) Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which 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:

See Exhibit A, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, The said tract or parcel of land, 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 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 owning, holding or claiming by, through or under the said party of the first part.

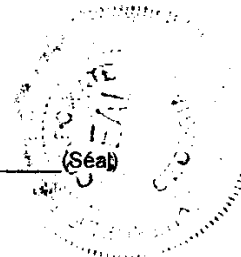
IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Limited Warranty Deed, the day and year first above written.

Signed this 17 day of January 2020 in the Presence of:

Kellum Valley Farm, LLC

Don Ferguson
Unofficial Witness
[Signature]
Notary Public (My Commission Expires 12/31/2023)
WHITE COUNTY, GEORGIA

Deanne Major
by: Deanne Major, Managing Member



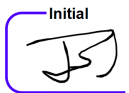


Exhibit "A"

All that tract or parcel of land lying and being in **Land Lot 123 of the 3rd Land District of White County, Georgia**, and being more particularly described as follows:

Beginning at a point on the Cleveland and Nacoochee Highway on the east side of said highway at the northwest corner of Ozmer tract; thence running North with said Highway 210 feet; thence East direction 1050 feet; thence South direction 210 feet to the northeast corner of the Ozmer tract; thence West direction with the Ozmer tract to the beginning or starting point on said highway containing 5 acres of land.

Subject to the Georgia Power Easement as recorded at Deed Book 182, Page 291, White County, Georgia deed records.

Subject to existing restrictions, easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over, or across the above described property.