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Holly E. Henry-Perry, C.S.C.
Rabun County, GA

(SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)

File No. 37866-20MDS_KC
Senders, Ranck & Skilling, P. C.
P. O. Box 1005
Toccoa, Georgia 30577

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF STEPHENS

THIS INDENTURE, Made this 13th day of November, 2020, between **DEVCO HOLDINGS, LLC** of the County of Rabun and State of Georgia, Grantor, and **KELLY BARNES** of the County of Rabun and State of Georgia, Grantee.

WITNESSETH, That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, Grantee's heirs and assigns, all the following described property, to-wit:

All of that tract or parcel of land, with improvements thereon, lying and being in Land Lot 21 of the 2nd Land District of Rabun County, Georgia, in the City of Clayton, and being more particularly described in that certain Plat of Survey for Devco Holdings, LLC, as prepared by W. Jonathan Rolader, Georgia Registered Land Surveyor #3231, CONTAINING 0.50 OF AN ACRE, more or less, and shown as TRACT 1 on said plat which is of record in Plat Book 02019, Page 00208 in the Office of the Clerk of Rabun Superior Court. Said Plat is referenced herein for a more complete description.

NOTE: The above-conveyed tract or parcel of land abuts Valley Street, a public road, and Main Street, a public road.

LB

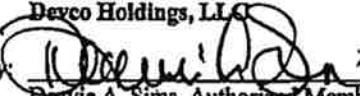
The above described property is a portion of the following: (a) Limited Warranty Deed from RE, LLC to Devco Holdings, LLC dated March 23, 2018, recorded in Deed Book X44, Page 603, Rabun County Georgia Records; (b) Quitclaim Deed from Nancy M. Martin, as Executrix of the Estate of Richard Keith Marchman to Devco Holdings, LLC dated November 27, 2017, recorded in Deed Book P44, Page 588, aforesaid records; and (3) Quitclaim Deed from Benjamin J. Marchman to Devco Holdings, LLC dated December 1, 2017, recorded in Deed Book P44, Page 586, aforesaid records.

Subject to any and all easements and restrictions of record if any.

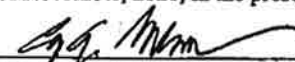
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, Grantee's heirs and assigns, forever in Fee Simple.

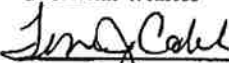
And Grantor, for Grantor's heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto Grantee, Grantee's heirs and assigns, against the lawful claims of the Grantor and other claims by, from, through, and under the Grantor.

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

Devco Holdings, LLC
By:  (Seal)
Deavie A. Sims, Authorized Member

Signed, sealed and delivered this 13th day
of November, 2020, in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: November 18, 2023
Notary Public Seal Affixed



U:\2020 Real Estate\BARNES, Kelly - Devco Development, LLC trans - UCB - Valley Road - 37866-20 MDS h\LIMITED WARRANTY DEED-1 GRANTOR
REV.DOCX