

Type: WD
Recorded: 10/18/2023 4:36:00 PM
Fee Amt: \$435.00 Page 1 of 4
Transfer Tax: \$410.00
Douglas County Georgia
ANNETTA D STEMBRIDGE Clerk Superior

Participant ID(s): 8932893115,
8048187955

RETURN RECORDED DOCUMENT TO:

HARTLEY, ROWE & FOWLER, P.C.
P. O. BOX 489
DOUGLASVILLE, GA 30133
FILE NO. 23-1103b

BK 4280 PG 682 - 685

Tax Parcel ID No. 00570150065
Tax Parcel ID No. 00570150066

STATE OF GEORGIA
COUNTY OF DOUGLAS

LIMITED WARRANTY DEED

THIS INDENTURE, made the 18th day of October, in the year two thousand and twenty-three, between

LESIA VICK

as party or parties of the first part ("Grantor"), and

**eb3 HOLDINGS, LLC,
a Georgia limited liability company**

as party or parties of the second part, ("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 other good and valuable considerations and the sum of Ten and No/100 (\$10.00) Dollars 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:

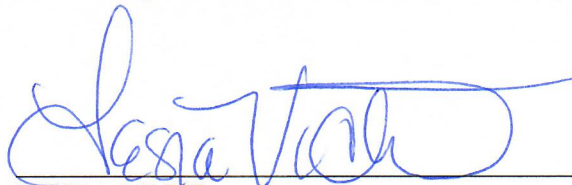
ALL THAT TRACT or parcel of land lying and being in Land Lot 57 of the 1st District, 5th Section, Douglas County, Georgia, being Lots 2 and 3 of Meritage Commons subdivision, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Grantor hereby designates Grantee, as successor-in-title to Grantor by virtue of this instrument as the declarant under any Declaration of Covenants, Conditions, Restrictions and Easements (or any similar documents) affecting the Property.

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**.

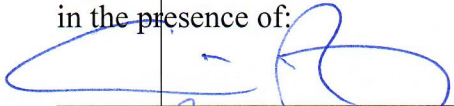
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions attached hereto as Exhibit "B" and incorporated by reference.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.



LESIA VICK (SEAL)

Signed, sealed and delivered
in the presence of:



Witness

Notary Public
My Commission Expires: _____
(S E A L)



EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 57 of the 1st District, 5th Section, Douglas County, Georgia, being Lots 2 and 3 of Meritage Commons subdivision, as described on a plat of survey dated August 3, 2007, prepared for Meritage Holdings, LLC, by Paul Lee Consulting Engineering Associates, Inc., recorded in Plat Book 35, Page 253, Douglas County, Georgia Records, which plat is incorporated herein by reference for a more complete and accurate description.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not due and payable.
2. Rights of tenants under leases, written or oral, recorded or unrecorded, to possession of the premises as tenants only.
3. Slope easement in favor of Meritage Holdings, LLC, a Georgia limited liability company, dated July 13, 2007, filed of record on July 17, 2007, in Deed Book 2593, Page 89, Douglas County, Georgia records.
4. Right of Way easement in favor of Greystone Power Corporation, an Electric Membership corporation, dated June 14, 2007, filed of record on September 10, 2007, in Deed Book 2616, Page 370, Douglas County, Georgia records.
5. Declaration of Easements and Covenants by Meritage Holdings, LLC, a Georgia limited liability company, dated September 10, 2007, filed of record on September 20, 2007, in Deed Book 2620, Page 1030, Douglas County, Georgia records.
6. Right of Way easement in favor of Douglas County, Georgia, dated July 23, 2007, filed of record on February 12, 2008, in Deed Book 2669, Page 752, Douglas County, Georgia records.
7. Right of Way easement in favor of Greystone Power Corporation, an Electric Membership corporation, dated January 29, 2008, filed of record on March 13, 2008, in Deed Book 2680, Page 287, Douglas County, Georgia records.