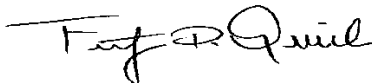


D2024000572

REAL ESTATE
TRANSFER TAX
PAID: \$300.00

After Recording Return To:
Bross, McAllister, & Williams, LLC
5400 Laurel Springs Parkway
STE 102
Suwanee, GA 30024



FILED IN OFFICE
CLERK OF COURT
04/12/2024 02:30 PM
TIMOTHY QUICK, CLERK
SUPERIOR COURT
STEPHENS COUNTY, GA

Order No.: 2024-02-33

5539182537
PARTICIPANT ID

Parcel ID: T19 146

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF STEPHENS

THIS INDENTURE, made this 12th day of April, 2024, between Limousin Management LLC, of the State of South Carolina, as party or parties of the first part, hereinafter called Grantor, and Shook Property Investment, LLC, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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 situate, lying and being in the Toccoa (440) G.M.D., City of Toccoa, Stephens County, Georgia, being known as Lots 11, 12, 13 and 14 and 33 feet, more or less, of the South ends of lots 15 and 16 in Block 25 of the City of Toccoa, Lots 11, 12, 13 and 14 each fronting 25 feet on the South side of Doyle Street and extending back South 100 feet to an alley and the parts of Lots 15 and 16 fronting 33 feet on the West side of Sage Street and running back same width 50 feet, being all of the property formerly occupied by Harper's 5 & 10 Cent Store and that property on Sage Street formerly occupied by Franklin Discount.

Parcel ID No.: T19 146

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described 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 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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, 12th day of April, 2024.

Signed, sealed, and delivered in the presence of:

Allen Austin
Unofficial Witness

Limousin Management LLC, a Limited Liability Company

By: *[Signature]*
Leigh Anne Limousin, Member

[Signature]
Notary Public
My Commission Expires: 2/17/2028

