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Clayton, Georgia 30525  
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**WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF RABUN**

This Indenture made this 31 day of January, 2007 between Sandra C. McClure, of the County of Rabun, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Redd Rose Enterprises, L.L.C., as party or parties 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 **TEN AND 00/100'S (\$10.00) Dollars** 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 lying and being in Land Lot 162 of the Second Land District of Rabun County, Georgia and being in the City of Dillard, Georgia and being TRACT 1, consisting of 0.42 acre as described upon a plat of survey dated December 7, 2006, prepared by William F. Rolader, Georgia Registered Land Surveyor No. 2042, said survey being recorded in the office of the Clerk of Rabun Superior Court in Plat Cabinet 58-143. Said survey is incorporated herein by reference for a full and complete description of the above described lands.

There is also conveyed a perpetual, non-exclusive easement over and across TRACT 2, consisting of 0.57 acre, said easement being for the purpose of pedestrian access from the steps located on TRACT 1 and the landing located on TRACT 2 to the public sidewalk Northeast of TRACT 2. Said easement shall be for the purposes of pedestrian access only to and from TRACT 1 and said easement shall inure to the benefit of Grantee its successors, transferees, and assigns and said easement shall be an easement appurtenant to the above-described TRACT 1. Said easement shall be only for the purposes of pedestrian access and shall not be for the purposes of parking any vehicles on any portion of TRACT 2.

The Grantor reserves a perpetual, non-exclusive easement to maintain and repair that certain existing junction box and culvert located in the Northeastern corner of TRACT 1 as shown upon the above-referenced plat of survey. Said easement shall be for the purpose of collecting and disposing of storm water drainage through said junction box and culvert. Said easement shall be an easement appurtenant to TRACT 2 and shall inure to the benefit of the Grantor and the Grantor's heirs, successors, transferees and assigns.

The Grantor reserves for herself, her heirs, successors, transferees and assigns a perpetual, non-exclusive easement to use, maintain and repair any existing private sewer lines which cross TRACT 1 and extend from TRACT 2 to the public sewer system of Dillard, Georgia. Said easements for such sewer lines shall be an easement appurtenant to TRACT 2 and shall inure to the benefit of the Grantor her heirs, successors, transferees and assigns.

There is excepted and excluded from this conveyance any easements for existing public sewer lines which may cross TRACT 1.

**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 whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of the undersigned notary public on this 31 day of January 2007:

[Signature]  
Witness

[Signature] (Seal)  
Sandra C. McClure

[Signature]  
Notary Public

MY COMMISSION EXPIRES:



