

## Exhibit "A"

All that tract or parcel of land lying and being in **Land Lot 1 of the 4th Land District, White County, Georgia**, and being **2.417 acres**, as shown on Plat of Survey recorded in the White County, Georgia records in **Plat Book 2022, Page 64**, reference to said plat is being made for a more full and complete description.

**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.**

A handwritten signature, appearing to be 'J', is located in the bottom right corner of the page.

After recording return to:  
Don Ferguson, Attorney  
Post Office Box 3105  
Cleveland, GA 30528  
706/865-3998

eFiled & eRecorded  
DATE: 5/9/2022  
TIME: 4:19 PM  
DEED BOOK: 01856  
PAGE: 00671 - 00672  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$130.00  
PARTICIPANT ID: 5033446127  
CLERK: Dena M. Adams  
White County, GA  
PT61: 154-2022-001133

STATE OF GEORGIA  
COUNTY OF WHITE

## LIMITED WARRANTY DEED

THIS INDENTURE, Made this 25 day of April in the Year of Our Lord Two Thousand Twenty-Two (2022) between,

**Donald Nathan Nix,**

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

**Insley Investments, LLC,**

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.**

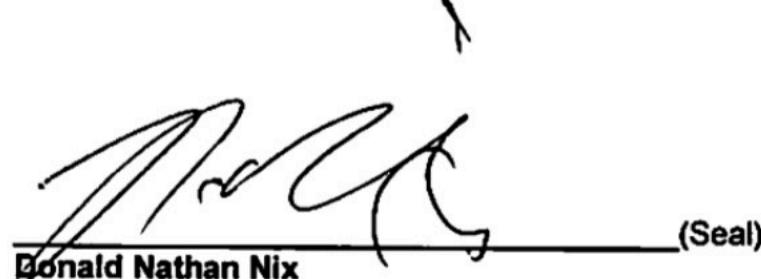
**TO HAVE AND TO HOLD**, The said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in **Fee Simple**.

**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 25 day of April 2022 in the  
Presence of:

  
Unofficial Witness

  
Donald Nathan Nix  
(Seal)

