
RETURN RECORDED INSTRUMENT TO:

Page, Scrantom, Sprouse, Tucker & Ford, PC

Attn: Austin S. Gibson

P.O. Box 1199

Columbus, Georgia 31902-1199

DEED TO STREETS

GEORGIA, MUSCOGEE COUNTY.

THIS INDENTURE, made and entered into this 11th day of August, 2026 between **WHITE OAK GROVE, LLC**, a Georgia limited liability company, and **RAM OLD TOWN HOSPITALITY, LLC**, a Georgia limited liability company, hereinafter in this Indenture individually and collectively known and designated as "Grantor," and **COLUMBUS, GEORGIA**, a consolidated city-county government under the laws of the State of Georgia, hereinafter in this Indenture known and designated as "Grantee."

W I T N E S S E T H:

THAT, Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to Grantor 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, for public street purposes, and does by these presents grant, bargain, sell and convey, for public street purposes, unto Grantee, its successors and assigns, the following real estate, to-wit:

All those lots, tracts, or parcels of land situate, lying and being in Columbus, Muscogee County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, and for the consideration aforesaid, the Grantor does further grant and confer upon Grantee and its assigns, together with all and singular the rights, members and appurtenances thereof to the same in any manner belonging, to the own proper use, benefit and behoof of Grantee, and Grantee's successors and assigns, forever, IN FEE SIMPLE.

And for the consideration aforesaid, the Grantor does further grant and confer upon Grantee, and its assigns, the right to do all necessary drainage in the construction, maintenance, repair and use of said roads, streets and right-of-ways, and on the land of Grantor adjacent thereto, and does further grant, quitclaim and convey unto Grantee, and its assigns, all of its right, title and interest in and to the sanitary and public storm sewer easements shown on said map or plat and all

public easements for installation and maintenance of utilities and drainage facilities reserved on the map or plat herein referred to.

For the same consideration, Grantor does hereby release the Grantee from any and all claims of damage arising on account of the construction of said roads, fills, embankments, ditches, backwater, changing the course of streams or drainage, or obstructing the same in any manner whatsoever.

For the same consideration, the said Grantee is specifically empowered, at any time, to raise or lower road, drive or street surfaces or grades on land of Grantor, and such actions on the part of the said Grantee shall in no wise be considered as a basis for a claim for damages to any abutting property.

And said Grantor hereby warrants that it is the owner of the property herein conveyed, and has a right to convey the same, and does hereby bind itself, its successors and assigns, forever, for the purposes herein set forth, against the claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

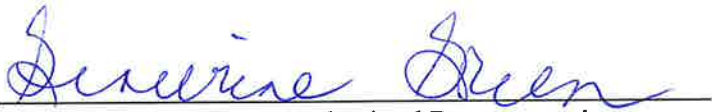
Notwithstanding the foregoing, each and every representation and warranty made by any Grantor with respect to the Property under this Limited Warranty Deed is strictly limited to the portion of the Property owned by such Grantor.

[signature page follows]

IN TESTIMONY WHEREOF, the said Grantor has caused this Deed to Streets to be executed, the day and year first above written.

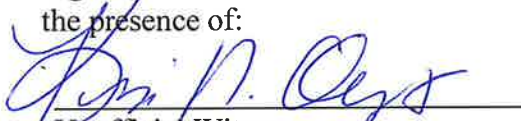
GRANTOR:

WHITE OAK GROVE, LLC, a Georgia limited liability company

By: 
Genevieve Green, Authorized Representative

(SEAL)

Signed, sealed and delivered in
the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 05/21/2029

(NOTARIAL SEAL)

Berton Ilges Berton Ilges
NOTARY PUBLIC
MUSCOGEE COUNTY, GEORGIA Berton Ilges
My Commission Expires 05/21/2029

[signatures continue on following page]

IN TESTIMONY WHEREOF, the said Grantor has caused this Deed to Streets to be executed, the day and year first above written.

GRANTOR:

RAM Old Town Hospitality, LLC, a Georgia limited liability company

By: Wise Path Manager, LLC, a Georgia limited liability company, its Manager

By: Alston E. Auten
Alston E. Auten, its Authorized Representative

(SEAL)

Signed, sealed and delivered in the presence of:

JH/EJ
Unofficial Witness

Brandy S. Brown
Notary Public
My Commission Expires

(NOTARIAL SEAL)



EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL NO. 1 – CONFETTI BLUSH DRIVE EXTENSION

All that lot, tract, or parcel of land situate, lying, and being in Land Lots 269, 270, and 295, 19th Land District, City of Columbus, Muscogee County, Georgia and being known and designated as **"DEDICATED RIGHT-OF-WAY #1, 0.748 ACRES (32,562 SQ. FT.),"** on that certain map or plat entitled **"STREET DEDICATION FOR OLD TOWN, CONFETTI BLUSH DRIVE, GEORGIA FIRE STREET, AND FLAME STREET, LAND LOT 269, 270, AND 290, 19TH LAND DISTRICT, CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA,"** dated July 16, 2026, and recorded in **PLAT BOOK 168, PAGE 227**, in the office of the Clerk of Superior Court of Muscogee County, Georgia.

PARCEL NO. 2 – GEORGIA FIRE STREET EXTENSION

All that lot, tract, or parcel of land situate, lying, and being in Land Lots 269 and 295, 19th Land District, City of Columbus, Muscogee County, Georgia and being known and designated as **"DEDICATED RIGHT-OF-WAY #2, 0.335 ACRES (14,606 SQ. FT.),"** on that certain map or plat entitled **"STREET DEDICATION FOR OLD TOWN, CONFETTI BLUSH DRIVE, GEORGIA FIRE STREET, AND FLAME STREET, LAND LOT 269, 270, AND 290, 19TH LAND DISTRICT, CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA,"** dated July 16, 2026, and recorded in **PLAT BOOK 168, PAGE 227**, in the office of the Clerk of Superior Court of Muscogee County, Georgia.

PARCEL NO. 3 – FLAME STREET

All that lot, tract, or parcel of land situate, lying, and being in Land Lot 269, 19th Land District, City of Columbus, Muscogee County, Georgia and being known and designated as **"DEDICATED RIGHT-OF-WAY #3, 0.338 ACRES (14,743 SQ. FT.),"** on that certain map or plat entitled **"STREET DEDICATION FOR OLD TOWN, CONFETTI BLUSH DRIVE, GEORGIA FIRE STREET, AND FLAME STREET, LAND LOT 269, 270, AND 290, 19TH LAND DISTRICT, CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA,"** dated July 16, 2026, and recorded in **PLAT BOOK 168, PAGE 227**, in the office of the Clerk of Superior Court of Muscogee County, Georgia.