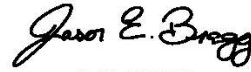


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SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$1,562.00

PT-61 051-2021-002332

8863185331
PARTICIPANT ID

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, LLP
Attn: William G. Glass
14 E. State Street
Savannah, Georgia 31401

STATE OF GA LIMITED WARRANTY DEED
COUNTY OF EFFINGHAM

THIS INDENTURE, made this 14th day of July, 2021, between LONADINE M. WEBB, as party or parties of the first part, hereinafter called Grantor, and CLAYTON PROPERTIES OF GEORGIA, INC., 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:

WHEREAS, that Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, the following described property, to-wit;

That certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District of Effingham County, Georgia, containing 179.856 acres, more or less, and being more particularly described as "PARCEL 1" on that certain Plat of Webb Tract Phase 1, a Subdivision of a 179.856 Acre Portion of a 350 Acre Tract, 10th G.M. District of Effingham County, Georgia, prepared for Mungo Homes of Georgia, by Don Edward Taylor, Jr., RLS No. 3417, dated June 2, 2021, recorded June 9, 2021, in Plat Book 29, Page 74, in the Office of the Clerk of the Superior Court of Effingham County, Georgia. Said Plat is incorporated herein by reference for a more complete description, including the metes and bounds of the land conveyed herein.

Subject, however, to any and all easements, restrictions and rights-of-way of record affecting the subject 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 behoove of the said Grantee forever in FEE SIMPLE. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charged, changed, impaired or defeated and that the Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons owning, holding or claiming by, through or under the said Grantor.

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:

William G. Glass

Lonadine M. Webb
LONADINE M. WEBB

Witness

[Signature]

Notary Public
My commission expires:

File No: 20255024 -

