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After recording, please return to:

Charles M. Ferguson, Jr.
Atkinson Ferguson, LLC
118 Court Street
Monroe, Georgia 30655

STATE OF GEORGIA

COUNTY OF WALTON

RIGHT-OF-WAY DEED

THIS INDENTURE, made this the 23 day of June, 2022, between **R&D PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that Grantor, in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever as RIGHT-OF-WAY unto the said Grantee the following described property:

See **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described property to Grantee, subject to all matters and encumbrances of record, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Emma Smith
Witness

R&D PROPERTIES GA, LLC, a Georgia limited liability company

Natalie Hance
Notary Public

By: *[Signature]*
Name: *Raymond Harrington*
Title: *Member*

My commission expires: *August 4, 2023*

[NOTARIAL SEAL]

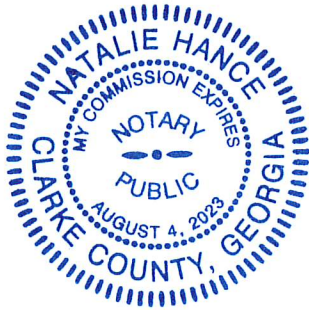


Exhibit A

Legal Description

All that tract or parcel of land being in Land Lot 241 and 242 of the 3rd district of Walton County, Georgia and being more particularly described as follows:

Beginning At The Intersection Point Of The Northerly Right-Of-Way Of Locklin Road (80' Right-Of-Way) And The Centerline Of Pope Road; Thence Following The Right-Of-Way Of Locklin Road N 49°31'25" W A Distance Of 20.81' To A Point; Thence N 48°04'40" W A Distance Of 19.99' To A Point; Thence Leaving Said Right-Of-Way N 10°16'00" E A Distance Of 163.74' To A Point; Thence N 01°09'52" E A Distance Of 199.56' To A Point; Thence N 01°09'52" E A Distance Of 190.01' To A Point; Thence N 19°43'08" E A Distance Of 69.71' To A Point; Thence N 19°43'08" E A Distance Of 31.81' To A Point; Thence N 27°56'40" E A Distance Of 166.09' To A Point; Thence N 32°45'29" E A Distance Of 2.07' To A Point; Thence N 32°45'29" E A Distance Of 45.43' To A Point; Thence N 37°14'29" E A Distance Of 71.82' To A Point; Thence N 30°07'44" E A Distance Of 46.43' To A Point; Thence N 23°33'16" E A Distance Of 66.47' To A Point; Thence N 18°37'13" E A Distance Of 109.55' To A Point; Thence N 25°28'40" E A Distance Of 20.17' To A Point; Thence N 25°28'40" E A Distance Of 51.49' To A Point; Thence N 18°40'24" E A Distance Of 71.77' To A Point; Thence N 09°07'03" E A Distance Of 164.80' To A Point; Thence N 09°04'25" E A Distance Of 29.95' To A Point; Thence N 07°42'43" W A Distance Of 12.60' To A Point; Thence N 28°01'35" W A Distance Of 36.35' To A Point; Thence N 40°02'26" W A Distance Of 53.21' To A Point; Thence N 29°35'26" W A Distance Of 30.54' To A Point; Thence N 08°58'33" W A Distance Of 37.26' To A Point; Thence N 16°19'28" E A Distance Of 51.24' To A Point; Thence N 39°14'27" E A Distance Of 51.86' To A Point; Thence S 46°37'12" E A Distance Of 35.00' To A Point Along The Centerline Of Pope Road; Thence Following Said Centerline S 39°08'05" W A Distance Of 42.21' To A Point; Thence S 16°19'28" W A Distance Of 36.32' To A Point; Thence S 08°58'33" E A Distance Of 23.04' To A Point; Thence S 29°35'26" E A Distance Of 20.97' To A Point; Thence S 40°02'26" E A Distance Of 53.70' To A Point; Thence S 28°01'35" E A Distance Of 46.30' To A Point; Thence S 07°42'43" E A Distance Of 24.03' To A Point; Thence S 09°06'36" W A Distance Of 202.87' To A Point; Thence S 18°40'24" W A Distance Of 76.77' To A Point; Thence S 25°28'40" W A Distance Of 71.65' To A Point; Thence S 18°37'13" W A Distance Of 108.96' To A Point; Thence S 23°33'16" W A Distance Of 69.99' To A Point; Thence S 30°07'44" W A Distance Of 50.61' To A Point; Thence S 37°14'29" W A Distance Of 72.62' To A Point; Thence S 32°45'29" W A Distance Of 44.65' To A Point; Thence S 27°56'40" W A Distance Of 162.11' To A Point; Thence S 19°43'08" W A Distance Of 93.29' To A Point; Thence S 01°09'52" W A Distance Of 386.63' To A Point; Thence S 10°16'00" W A Distance Of 187.49' To A Point Along The Right-Of-Way Of Locklin Road; Which Is The Point Of Beginning,

Having An Area Of 62093.2 Square Feet, 1.4255 Acres