Ref Q&H File No. 220907

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STATE OF GEORGIA
OCONEE COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE made and entered into as of the 15th day of November, 2022, by and between **The Estate of Clarence Theodore Maxey, a/k/a C.T. Maxey, Jr.** as Grantor, and **UAL Holdings, LLC**, as joint tenants with rights of survivorship, as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One and No/100 ($1.00) Dollar 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, the real property being more particularly described as follows:

All that tract or parcel of land lying and being in the 221st District, G.M. Oconee County, Georgia, described as "Tract 1 – 1.632 acres and Tract 2 – 2.79 acres", on a plat of survey entitled, "Plat for: UAL Holdings, LLC", dated October 31, 2022, prepared by Baseline Surveying & Engineering, Inc., Matthew D. Ulmer, GRLS # 3069, said survey having been recorded in the Office of the Clerk of Superior Court for Oconee County, Georgia at Plat Book 2022, Page 164, reference to which is hereby made for a more accurate description of the property herein described.

Property is subject to all easements; rights of way; setbacks; covenants and all restrictions of record, if any.

TO HAVE AND TO HOLD the said described Property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, in Fee Simple. The said Grantor warrants and will forever defend the right and title to the above described Property unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever owning, holding or claiming by, through or under the Grantor.

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

Signed, sealed and delivered
in the Presence of:

Witness

Notary Public

OCONEE COUNTY, GEORGIA
ELIZABETH C WILEY
Notary Public
STATE OF GEORGIA
My Commission Expires July 19, 2025

(SEAL)
Donald W. Maxey, as Executor of The Estate of Clarence Theodore Maxey, a/k/a C.T. Maxey, Jr.