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(Space Above Line Reserved For Recording Information)

STATE OF GEORGIA
OCONEE COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made this 11 day of April in the year 2025 between **MICHAEL MONTGOMERY**, as party of the first part, hereinafter called GRANTOR, and **OC PARTNERS, 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 TEN AND 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, alien, convey and confirm unto the said GRANTEE:

SEE EXHIBIT "A" ATTACHED

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land with improvements thereon, 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 said 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 claiming by through or under GRANTOR, but not otherwise.

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:

Susan D. Duff
Witness Susan D. Duff

By: [Signature] (SEAL)
MICHAEL MONTGOMERY

[Signature]
Notary Public

