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**LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF HOUSTON**

**THIS INDENTURE**, Made the 31 day of December, in the year two thousand eighteen,  
between

**G. OGDEN PERSONS, III JAMES G. PERSONS AND KATHERINE PERSONS KELLY, AS  
TRUSTEES OF THE PERSONS FAMILY TRUST**

of the State of Georgia, as parties of the first part, hereinafter called Grantors, and

**G. OGDEN PERSONS, III, OR HIS SUCCESSORS IN INTERESTS, TRUSTEE OF THE  
GOPIII ARTICLE V TRUST CREATED UNDER THE PERSONS FAMILY TRUST DATED  
NOVEMBER 15, 1993**

**JAMES GILLIS PERSONS, OR HIS SUCCESSORS IN INTERESTS, TRUSTEE OF THE JGP  
ARTICLE V TRUST CREATED UNDER THE PERSONS FAMILY TRUST DATED NOVEMBER  
15, 1993**

**KATHERINE PERSONS KELLY, OR HER SUCCESSORS IN INTERESTS, TRUSTEE OF  
THE KP KELLY ARTICLE V TRUST CREATED UNDER THE PERSONS FAMILY TRUST  
DATED NOVEMBER 15, 1993**

of the State of Georgia, as parties of the second part, hereinafter called Grantees (the words  
"Grantors" and "Grantees" to include their respective heirs, successors and assigns where the  
context requires or permits).

**WITNESSETH THAT** : Grantors, for and in consideration of the sum of **TEN  
DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing  
and delivery of these presents, the receipt whereof is hereby acknowledged, have granted,  
bargained, sold, alienated, conveyed and confirmed and by these presents do grant, bargain, sell,  
alien, convey and confirm unto the said Grantees, the following described property, to wit:

See attached hereto Exhibit "A"

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 behoof of the said Grantees forever in FEE SIMPLE.


AND THE SAID GRANTORS warrant and will forever defend the right and title to the above described property unto the said Grantees against the claims of all persons claiming by, through or under the Grantors.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

G. OGDEN PERSONS, III JAMES G. PERSONS AND KATHERINE PERSONS KELLY, AS TRUSTEES OF THE PERSONS FAMILY TRUST

By: [Signature] (SEAL)  
G. OGDEN PERSONS, III, TRUSTEE

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
[Signature]  
Notary Public  


G. OGDEN PERSONS, III JAMES G. PERSONS AND KATHERINE PERSONS KELLY, AS TRUSTEES OF THE PERSONS FAMILY TRUST

By: [Signature] (SEAL)  
JAMES G. PERSONS, TRUSTEE

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
[Signature]  
Notary Public  


G. OGDEN PERSONS, III JAMES G. PERSONS  
AND KATHERINE PERSONS KELLY, AS  
TRUSTEES OF THE PERSONS FAMILY TRUST

By: Katherine Persons Kelly (SEAL)  
KATHERINE PERSONS KELLY, TRUSTEE

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness  
Angela Nakia Jackson  
Notary Public



## EXHIBIT "A"

**TRACT 1 (HOUSTON COUNTY):**

All that tract or parcel of land situate, lying and being in Land Lot 76 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Parcel 155 B, containing Twenty-seven and Twenty-six One Hundredths (27.26) acres, more or less, according to a plat entitled "Boundary Survey for Stoker Group, Inc." prepared by McDougald & Associates, certified by James R. McDougald, G.R.L.S. No. 2702, a copy of which is of record in Plat Book 62, Page 165, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

This is the remaining portion of that property acquired by R-O, Inc. in two deeds of record recorded in the Clerk's Office of the Superior Court of Houston County all as follows: One deed dated December 30, 1986 from Francis Albert Ruzzo to R-O, Inc. recorded in Deed Book 749, Page 200 and a second deed of December 31, 1986 from Francis Albert Ruzzo to R-O, Inc. recorded in Deed Book 750, Page 393.

This is also the same property described in the Warranty Deed to Robert O. Persons, Jr. from R-O, Inc. dated June 23, 2006 recorded in Deed Book 3917, Page 292 of the Clerk's Office of the Superior Court of Houston County, Georgia.

**TRACT 2 (MONROE COUNTY):**

All that tract or parcel of land, with all improvements thereon, situate, lying and being in Land Lots 57, 58, 71 and 72 of the 5<sup>th</sup> Land District of Monroe County, Georgia, containing 223.3 acres, more or less, and being more particularly described according to a plat of survey prepared by Byron L. Farmer, Georgia Registered Land Surveyor No. 1679, dated October 15, 1982 and recorded in Plat Book 10, Page 115 of the records of the Superior Court of Monroe County, Georgia, which plat is by reference incorporated herein.

This is the same property deeded to R-O, Inc. by Warranty Deed dated February 2, 1990 from The Proctor and Gamble Cellulose Company, recorded in Deed Book 306, Pages 74-75, Clerk's Office, Superior Court of Monroe County, Georgia.

**TRACT 3 (HOUSTON COUNTY):** All of his one-half (½) undivided interest in and to the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lots 31, 34 and 35 of the 9<sup>th</sup> Land District of Houston County, Georgia and containing 132.32 acres, more or less. Said property is more particularly shown on that certain plat of survey dated April 24, 1934 and recorded in Plat Book 3, Page 79, Clerk's Office, Houston Superior Court. Said property is that portion of the property laying south of Perry to Fort Valley Road.

Said property is bounded now or formerly as follows: On the North by the Old Perry to Fort Valley Road; on the East by property of R-O, Inc.; on the South by property of R-O, Inc.; and on the West by property of Herbert and DeLores Bixler.

**TRACT 4 (HOUSTON COUNTY):** All of his one-half (½) undivided interest in and to the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lots 1, 32 and 33 of the 9<sup>th</sup> Land District of Houston County, Georgia and containing 181.56 acres, more or less. Said property is bounded now or formerly as follows: On the North by property of Herbert and DeLores Bixler and property of R-O, Inc. on the East by the right of way of Moss Oaks Road; on the South by property of Marion E. Fuller and Virginia K. Fuller, property of W.L. and Phillip W. Tedders, property of Governors Estate, LLC and property of Janette M. King; and on the West by property of Herbert and DeLores Bixler.

**TRACT 5 (MONROE COUNTY):**

All that tract or parcel of land lying and being in Land Lots 57, 58, 71, 72 & 90 of the 6<sup>th</sup> Land District of Monroe County, Georgia, containing 657 acres, more or less, and being more particularly described as being a part of TRACT "B" according to that certain plat of survey entitled "SURVEY FOR SOUTHEASTTIMBERLANDS, INC.", prepared by Byron L. Farmer, Surveyor, dated November 29, 1983 and recorded in Plat Book 11, Page 45, Clerk's Office, Monroe Superior Court, which plat is by this reference incorporated herein and made a part of this description as follows, to-wit:

BEGINNING AT AN IRON PIN located at the common corner of Land Lots 38, 29, 58 & 59 in said 6<sup>th</sup> Land District, and from said point of beginning thence South 89°47'51" East a distance of 5926.16 feet to an iron pin; thence South 00°36'12" East a distance of 2158.26 feet to an iron pin; thence South 86°49'43" East a distance of 953.67 feet to an iron pin in the centerline of Smith Road; thence South 17°48'53" East a distance of 236.60 feet to an iron pin; thence South 37°06'15" East a distance of 223.73 feet to an iron pin; thence South 46°13'03" East a distance of 170.24 feet to an iron pin; thence South 65°27'29" East a distance of 237.50 feet to an iron pin; thence South 60°25'28" East a distance of 237.63 feet to an iron pin; thence South 53°45'56" East a distance of 439.15 feet to an iron pin located on the southerly land lot line of Land Lot 90 in said 6<sup>th</sup> Land District; thence North 89°21'52" West a distance of 662.02 feet to an iron pin; thence North 89°18'42" West a distance of 1433.19 feet to an iron pin located at the common corner of Land Lots 71, 72, 89 & 90 in said 6<sup>th</sup> Land District; thence North 89°25'21" West a distance of 1246.90 feet to an iron pin; thence South 04°06'12" East a distance of 454.51 feet to an iron pin; thence South 04°32'52" West a distance of 580.27 feet to an iron pin; thence South 00°47'35" West a distance of 1483.55 feet to an iron pin located in the centerline of Goodwyne Road; thence North 74°18'31" West a distance of 437.16 feet to an iron pin; thence North 75°28'46" West a distance of 131.08 feet to an iron pin; thence North 74°42'39" West a distance of 505.61 feet to an iron pin; thence North 74°54'53" West a distance of 452.74 feet to an iron pin; thence North 75°11' 38" West a distance of 519.66 feet to an iron pin; thence North 76°00'28" West a distance of

552.37 feet to an iron pin; thence North 77°01'13" West a distance of 781.54 feet to an iron pin; thence North 68°04'43" West a distance of 126.16 feet to an iron pin; thence North 70°03'23" West a distance of 291.33 feet to an iron pin; thence North 86°00'23" West a distance of 205.55 feet to an iron pin; thence South 82°05'07" West a distance of 626.92 feet to an iron pin; thence North 75°29'35" West a distance of 243.85 feet to an iron pin on the westerly land lot line of Land Lot 57 in said 6<sup>th</sup> Land District; thence North 02°17'29" East a distance of 917.12 feet to an iron pin; thence North 00°51'00" East a distance of 3811.25 feet to an iron pin and the POINT OF BEGINNING.

Said property is conveyed subject to the 50-foot Colonial Pipeline Easement as shown on said plat and also the Mineral Royalty Reservation as contained in a Deed from Weyerhaeuser Real Estate Company to Southern Land & Lumber Company and Southern Pine Plantations of Georgia, Inc., dated June 16, 1993, and recorded in Deed Book 403, Pages 262-268, aforesaid records.

LESS AND EXCEPT and not conveyed herewith is that certain 258.79 acres, more or less, tract conveyed by Charles Deck Trevitt as Trustee of Quality Forest Products, Inc. Profit Sharing Plan to Brady Properties, Inc. by Warranty Deed dated March 26, 1999, and recorded in Deed Book 610, beginning at Page 88, aforesaid records; and

LESS AND EXCEPT and not conveyed herewith is that certain 24.57 acre tract conveyed by Quality Forest Products, Inc. Profit Sharing Plan to South Atlanta Development, LLC by Warranty Deed dated October 5, 2007, and recorded in Deed Book 1247, Pages 116-118, aforesaid records.

THE NET ACREAGE OF THE PROPERTY HEREIN DESCRIBED IN 373.64 ACRES, MORE OR LESS.

**TRACT 6 (MONROE COUNTY):**

151 acres more or less being the east portion (side) of the Ham tract more particularly described as follows:

All that tract or parcel of land lying and being in Land Lots 183 and 184 of the 4<sup>th</sup> Land District of Monroe County, Georgia and bounded as follows:

North by the north land lot lines of 183 and 184; East by the center line of the Eight Mile Creek following the meanderings of same as it travels southerly and by lands formerly of Georgia Kraft tract M-17; South by lands formerly of Georgia Kraft tract M-17; and West by the eastern right-of-way of Old Indian Springs Road and lands of Usry, Harrison and Carr;

This is the same property as described in Deed Book 458, Page 90, Clerk's Office, Monroe Superior Court.

The scrivener of this deed makes no warranties or certifications with regard to the title of said property.