

039-2014-000084  
CRAWFORD COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid \$ 432.90  
Date February 28, 2014  
Jacques Drey, Deputy  
Clerk of Superior Court

Return:  
Bradley S. Shilling  
O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd., Ste. 375  
Duluth, GA 30097

GEORGIA, CRAWFORD COUNTY 238  
Clerk's Office, Superior Court

I hereby Certify that this instrument was filed  
at 12 P. m. Feb. 28 2014

Recorded in Book 333 Page 421-422

Jacques Drey, Deputy  
Clerk of Superior Court

**SPECIAL WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF HOUSTON**

**THIS INDENTURE**, Made the 14<sup>th</sup> day of February, in the year two thousand fourteen, between

**BEAVER CREEK INVESTORS, LLC,**  
a Georgia limited liability company

of the State of Georgia as party of the first part, hereinafter called Grantor, and

**CANE CREEK HOLDINGS, LLC,**  
a Georgia limited liability company

of the of the State of Georgia, 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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 168,169, and 175 of the 8<sup>th</sup> Land District and Land Lots 177, 207, 208, 209, and 210 of the 7<sup>th</sup> Land District of Crawford County, Georgia, and being designated as PARCEL B, containing 481.01 acres (Total) as shown on a plat of a survey for RED RIVER FARMS, LLC and SAWTOOTH TIMBER COMPANY, LLC, Portion of "Magnolia Tract", made by Thomas L. May, Georgia Registered Land Surveyor No. 2925, dated February 6, 2002, revised April 6, 2004, and recorded in Plat Book 14, page 546, Slide 69, Clerk's Office, Crawford Superior Court, which plat by this reference thereto is incorporated herein for a more particular and accurate description of said property.

This is a portion of that property conveyed to Red River Farms, LLC by Special Warranty Deed from East Coast Trading Co., Inc., dated August 7, 2002, and recorded in Deed Book 212, page 553, Clerk's Office, Crawford Superior Court.

ALSO THERE IS HEREBY CONVEYED TO THE GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO that certain Easement from Weyerhaeuser Company to East Coast Trading Co., Inc., dated April 10, 2002 and of record in Deed Book 208, page 118, Clerk's Office, Crawford Superior Court. Said Easement is shown on plat of record in Plat Book 14, page 336, Slide 42, said Clerk's Office.

ALSO THERE IS HEREBY CONVEYED TO THE GRANTEE ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO a 60-foot wide perpetual non-exclusive easement for ingress and egress over, across and through the existing woods road which forms a portion of the common