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PICKENS COUNTY  
REAL ESTATE TRANSFER TAX  
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After recording, please return to:  
James B. Crew, Jr.  
McGee & Oxford, L.L.P.  
105 N. Main Street, Suite 3  
Jasper, GA 30143

PT-61 112-2016-000632

STATE OF GEORGIA                    )  
  )  
COUNTY OF PICKENS            )                    **LIMITED WARRANTY DEED**

THIS INDENTURE, made this the 14<sup>th</sup> day of April, 2016 between **Mountain Resort Investors, LLC**, a South Carolina limited liability company, "**Grantor**", and **Big Canoe Property Owners' Association, Inc.**, a Georgia non-profit corporation, "**Grantee**".

**WITNESSETH:**

That the said Grantor, for and in consideration of ten and no/100 dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property to wit:

For **Legal Description** of all these tracts or parcels see **Exhibit A** attached hereto and therefore made a part hereof.

**TO HAVE AND TO HOLD** the said **Exhibit A** tracts or parcels 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 Grantee, forever in **FEE SIMPLE**; subject only to those rights, easements and other matters set out in the attached **Exhibit B**, which Exhibit is incorporated herein and the said Grantor **WARRANTS** the title to same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, and except for claims arising under or by virtue of those matters set forth on **Exhibit B**.

Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.