

9087673398
4555276750
PARTICIPANT ID



Copy of Deed - Exhibit A

BK:858 PG:122-123

D2021003683

FILED IN OFFICE
CLERK OF COURT
09/22/2021 04:52 PM
FRANCES B. YEARGAN, CLERK
SUPERIOR COURT
WAYNE COUNTY, GA

Frances B. Yeargan

PT-61 151-2021-0012229

REAL ESTATE
TRANSFER TAX
PAID: \$30.00

Return Recorded Document to:

LEAH L. JONES, P.C.
ATTORNEY AT LAW
347 East Cherry Street
Jesup, Georgia 31546
(912) 427-8222
RE2021825

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF WAYNE

This Indenture made this **22nd Day of SEPTEMBER, 2021**, between **WILLIAMSON DEVELOPMENT COMPANY**, a Corporation organized and existing under the laws of the State of Georgia, with a principal office address of 210 South 9th Street, Jesup, GA 31545, as party or parties of the first part, hereinafter called Grantor, and **MAGER/WETHERINGTON ENTERPRISES LLC**, a Corporation organized and existing under the laws of the State of Georgia, with a principal office address of 224 Medinah, St. Simons Island, GA 31522, as party or parties 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'S (\$10.00)** 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

TRACT I: All that certain tract or parcel of land situate, lying and being in the City of Jesup, Wayne County, Georgia, bounded now or formerly, as follows: Northeast 80 feet by West Walnut Street; Northwest 30 feet by lands owned by the Estate of Mrs. Georgia Lee Williamson; Southwest 80 feet by land owned by Mrs. Carl C. Drawdy; and Southeast 30 feet by Northwest Broad Street.

Said real property is the same real property conveyed by that certain deed dated January 1, 1983 from Van Gould Williamson, as Trustee of the Trust created in Item IV of the Last Will and Testament of (Mrs.) Georgia Lee Williamson to Van Gould Williamson, (Mrs.) Martha Lee W. Gibbs, and (Mrs.) Maude W. Garner, recorded in the Office of the Clerk of Superior Court, Wayne County, Georgia in Deed Book 219, Page 317 as Tract 5 therein.

Current Parcel Number: J19-39

This being the same property conveyed from Mavama, Inc. to Williamson Development Company, by Warranty Deed, dated June 2, 2020 and recorded

9087673398
4555276750
PARTICIPANT ID

BK:858 PG:124-126

D2021003684

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WAYNE COUNTY, GA

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ATTORNEY AT LAW
347 East Cherry Street
Jesup, Georgia 31546
(912) 427-8222
RE2021825

AGREEMENT FOR RIGHT OF FIRST REFUSAL

STATE OF GEORGIA

COUNTY OF WAYNE

THIS AGREEMENT, made this 22nd Day of SEPTEMBER, 2021, by and between MAGER/WETHERINGTON ENTERPRISES LLC, a Corporation organized and existing under the laws of the State of Georgia, with a principal office address of 224 Medinah, St. Simons Island, GA 31522, hereinafter referred to as First Party, and WILLIAMSON DEVELOPMENT COMPANY, a Corporation organized and existing under the laws of the State of Georgia, with a principal office address of 210 South 9th Street, Jesup, GA 31545, hereinafter referred to as Second Party:

- WITNESSETH -

The First Party for and in consideration of the sum of Ten AND 00/100 DOLLARS, cash in hand paid, and other valuable considerations the receipt and sufficiency of which is hereby confessed, does hereby agree to grant, bargain, sell and convey unto Second Party the right of first refusal to the property hereinafter generally described under the terms and conditions hereinafter stated.

TRACT 1: All that certain tract or parcel of land situate, lying and being in the City of Jesup, Wayne County, Georgia, bounded now or formerly, as follows: Northeast 80 feet by West Walnut Street; Northwest 30 feet by lands owned by the Estate of Mrs. Georgia Lee Williamson; Southwest 80 feet by land owned by Mrs. Carl C. Drawdy; and Southeast 30 feet by Northwest Broad Street.

Said real property is the same real property conveyed by that certain deed dated January 1, 1983 from Van Gould Williamson, as Trustee of the Trust created in Item IV of the Last Will and Testament of (Mrs.) Georgia Lee Williamson to Van Gould Williamson, (Mrs.) Martha Lee W. Gibbs, and (Mrs.) Maude W. Garner, recorded in the Office of the Clerk of Superior Court, Wayne County, Georgia in Deed Book 219, Page 317 as Tract 5 therein.

Current Parcel Number: J19-39

This being the same property conveyed from Mavama, Inc. to Williamson Development Company, by Warranty Deed, dated June 2, 2020 and recorded

Agreement for Right of First Refusal - Page 1 of 3

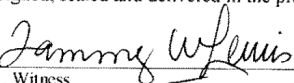
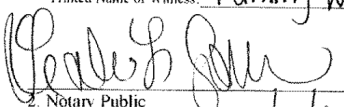
BK:858 PG:126

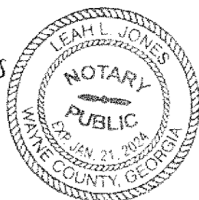
IN WITNESS WHEREOF, First and Second Parties have hereunto set their hands and seal,
on the day and year first above written.

MAGER/WETHERINGTON ENTERPRISES LLC


(L.S.)
By: ANDREW WETHERINGTON, Managing Member

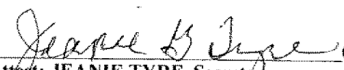
Signed, sealed and delivered in the presence of:


1. Witness
Printed Name of Witness: Tammy W. Lewis

2. Notary Public
My Commission Expires: 01/21/2024
[Affix Notary Seal]

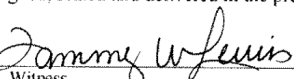
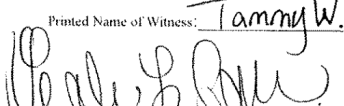


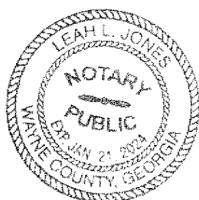
WILLIAMSON DEVELOPMENT COMPANY


(L.S.)
By: GRAHAM WILLIAMSON, Vice President


(L.S.)
Attest: JEANIE TYRE, Secretary

Signed, sealed and delivered in the presence of:


1. Witness
Printed Name of Witness: Tammy W. Lewis

2. Notary Public
My Commission Expires: 01/21/2024
[Affix Notary Seal]



[CORPORATE SEAL]

