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STATE OF GEORGIA
COUNTY OF MORGAN

WARRANTY DEED

THIS INDENTURE, made this 27th day of February, 2020, between

CHRISTOPHER E. SKELTON AND JULIA L. SKELTON

of 510 Saint Barbaras Lane, Marietta, Georgia 30064 (hereinafter called "Grantors") and

BLUESTEM FARM, LLC
a Georgia Limited Liability Company

with its principal address of 510 Saint Barbaras Lane, Marietta, Georgia 30064 (hereinafter called "Grantees").

WITNESSETH: That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantees, their successors and assigns, all that tract or parcel of land described on Exhibit "A" attached hereto and incorporated herein by reference.

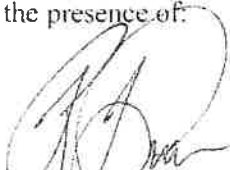
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, its successors and assigns, forever, IN FEE SIMPLE.

And the said Grantors, for their successors and assigns will warrant and forever defend the right and title to the above described property unto the said Grantees, its successors and assigns, against the claims of all persons whomsoever.

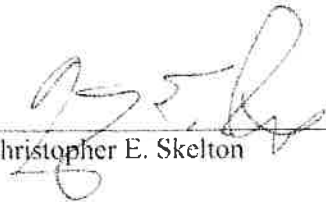
IN WITNESS WHEREOF, Grantors have hereunto set their hands and affixed their seals
the day and year first above written.

Signed, sealed and delivered
in the presence of:

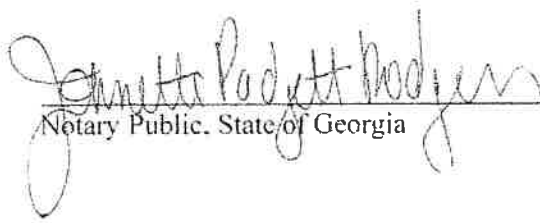
GRANTORS:



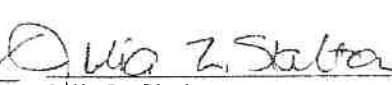
Unofficial Witness



Christopher E. Skelton (SEAL)



Notary Public, State of Georgia



Julia L. Skelton (SEAL)



Exhibit "A"

Tract 1

All that certain lot or parcel of land, together with all improvements located thereon, situate, lying and being located on the northeastern right of way of Binford Road, in Land Lots 176 and 177 of the 15th Land District, Seats (397th) District, G.M., Morgan County, Georgia, containing 58.10 ACRES, more or less, and being more particularly described on that certain plat of survey prepared by Dennis Huff, R.L.S., dated June 10, 2018, of record In Plat Book 48, at Page 80, Clerk's Office, Morgan County Superior Court, said plat being incorporated herein and made a part hereof by reference.