


BK: 101 PG: 526-532  
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PATRICIA THORNTON  
CLERK OF COURT  
CLAY COUNTY

Real Estate Transfer Tax  
Paid : \$ 2200.00  
PT-61 030-2025-000117

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Space Above This Line for Recorder's Use

After recording return to:

File No. PT-61-030-2025--00117

Gopher Ridge MHP LLC  
1910 Terracina Drive  
Sacramento, CA 95834

Tract #1: Parcel ID #004A 001

Tract #2: Parcel ID# 0041 094

Tract #3: Parcel ID# 004A 002

## **LIMITED WARRANTY DEED**

**THIS INDENTURE**, made by and between

Gopher Ridge Recreation Park, LLC, a Georgia limited liability company  
6061 Society Hill Road, Opelika, AL 36804

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

Gopher Ridge MHP LLC, a Delaware limited liability company  
1910 Terracina Drive  
Sacramento, CA 95834

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their heirs, successors and assigns and the singular and the plural where the context requires or permits),

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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 property being more particularly described in the **EXHIBIT "A"** attached hereto and incorporated herein by reference, subject to those permitted exceptions set forth in **EXHIBIT "B"** attached hereto.

**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 said Grantee forever in FEE SIMPLE.

**AND THE SAID** Grantor, for its successors and assigns, will warrant and forever defend the right and title to the above-described property, unto the said Grantee, her heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

*[Signatures Begin on Following Page]*

[Signature Page for Limited Warranty Deed]

**IN WITNESS WHEREOF**, the said Grantor has executed and delivered this instrument the day and year below written.

**GRANTOR**

Signed this 30<sup>th</sup> day of June 2025

in the presence of:

Gopher Ridge Recreation Park, LLC

BH / Brandon Hudson

Unofficial Witness

[Signature] (L.S.)

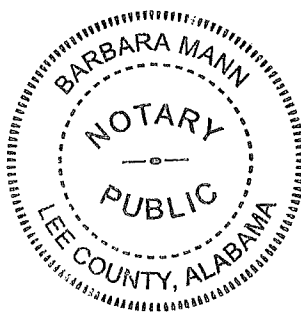
By: Kevin A. Dellascio, Manager

[Signature]

Notary Public

My commission expires: 06-22-2026

[AFFIX NOTARIAL SEAL OR STAMP]



**Exhibit "A"****Legal Description**

Tract #1: Parcel ID #004A 001

All that tract or parcel of land lying and being 2.499 acres, more or less, in Gopher Ridge Lake Front Development in Land Lot #366 of the 7th Land District of Clay County, Georgia, more particularly described as follows:

Commence at the intersection of the West margin of Old Highway #39 and the North margin of a Public Dirt Road that enters said Gopher Ridge Lake Front Development; thence due West 167 feet along said Public Dirt Road to a point; thence North 81 degrees 2 minutes West 266 feet to a point; thence North 8 degrees 58 minutes East 295 feet to a fence; thence South 74 degrees 45 minutes East 375 feet along said fence to the West margin of Old Highway #39; thence South 5 degrees 17 minutes East 237 feet along said Old Highway #39 to the beginning point.

All that tract or parcel of land lying and being 1.760 acres, more or less, in Gopher Ridge Lake Front Development in Land Lot #366 of the 7th Land District of Clay County, Georgia, more particularly described as follows:

Commence at the intersection of the Southwest corner of Tract #1 above and the North margin of a Public Dirt Road that enters said Gopher Ridge Lake Front Development; thence North 8 degrees 58 minutes, East 295 feet to a fence; thence South 87 degrees 48 minutes West 268 feet along said fence to a point on the East margin of a Public Dirt Road; thence South 13 degrees 43 minutes West 246 feet along the East margin of said road to a point; thence South 81 degrees 2 minutes East 300 feet to the Point of Beginning.

Both tracts of land are all according to a plat of survey prepared by Grady Holman, Surveyor, on April 30, 1966, designated as Plat No. 3, "Gopher Ridge", recorded in Deed Book L, Page 450, Clay County Deed Records, which plat is by reference incorporated herein.

This is the same land as that conveyed by Lloyd Gay to Osmond Claudius Greene, Sr. and Virginia Nix Greene by Deed dated May 7, 1966, recorded in Deed Book S, Page 456, Clay County Deed Records.

Tract #2: PARCEL ID# 0041 094

All that tract or parcel of land lying and being 3.684 acres in Land Lot #366 of the 7th Land District of Clay County, Georgia, more particularly described as follows:

To locate the beginning point, commence at the intersection of the West margin of "Old Highway #39" with South line of Land Lot #366; thence North 5 degrees 17 minutes West 540 feet along the West margin of "Old Highway #39" to the Beginning Point; thence North 86 degrees 20

minutes West 355 feet to the East margin of an "Old Crooked County Road;" thence North 11 degrees 47 minutes East 609.5 feet along said "Old Crooked County Road" to the South margin of a road; thence East 173 feet along the South margin of said road to the West margin of "Old Highway #39"; thence South 5 degrees 17 minutes East 622 feet along the West margin of "Old Highway #39" to the Beginning Point. All according to a plat of survey prepared by Grady Holman, Jr. on April 8, 1969, recorded in Plat Book 1, Page 66, Clay County Deed Records, which plat is by reference incorporated herein.

This is the same land as that conveyed by Lloyd Gay to Osmond Claudius Greene, Sr. and Virginia Morgan Greene, dated April 19, 1969, recorded in Deed Book U, Page 176, Clay County, Records.

Tract #3: PARCEL ID# 004A 002

All that tract or parcel of land lying and being in the County of Clay, State of Georgia, described as follows: Lot No. 23 of Gopher Ridge Lake Front Development lying in Land Lot No. 366 of the 7th Land District of Clay County, Georgia, more particularly described as follows:

To locate the Beginning Point, commence at a point on the West line of Land Lot 367 which point is 750 feet from the Northwest corner of Land Lot 367, being also the point located at an established fence corner marking the boundary of lands of Lloyd Gay and Mrs. Morelle Wash Credille, thence North 15 degrees East 2,260 feet along the lands of United States of America to the Beginning Point; thence North 15 degrees East 100 feet along the lands of United States of America to a point; thence South 77 degrees East 269 feet to a road; thence South 13 degrees West 100 feet along said road to a point; thence North 77 degrees West 272 feet to the Beginning Point. All according to a plat of survey prepared by G. Holman, Surveyor, on January 8, 1965, recorded in Deed Book L, Page 419, Clay County Deed Records, which plat is incorporated herein by reference.

Also, a strip of land lying immediately North of said Lot 23 of "Gopher Ridge" Lake Front Development, more particularly described as follows:

To locate the Beginning Point, commence at a point on the West side of Land Lot 367 which point is 750 feet from the Northwest corner of Land Lot 367, being also the point located at an established fence corner marking the boundary of lands of Lloyd Gay and Mrs. Morelle Wash Credille, thence North 15 degrees East 2,360 feet along the lands of United States of America to the Beginning Point; thence North 15 degrees East 30 foot along land of United States of America to a point; thence in an Easterly direction along a line fence which is the boundary between lands of Lloyd Gay and Mrs. Morelle Wash Credille a distance of 269 feet to a point; thence South 13 degrees West a distance of 16 feet to the Northeast corner of said Lot 23; thence North 77 degrees West 269 feet to the Beginning Point. All according to a plat of survey prepared by G. Holman, Surveyor, described above. Said strip also is in Land Lot 366 of 7th Land District of Clay County, Georgia.

This is the same land as that conveyed by W. E. Vinson to Osmond Claudius Greene, Sr. and Virginia Morgan Greene by deed dated June 2, 1969, recorded in Deed Book U, Page 192, Clay County Deed Records.

Subject to all easements, whether visible or not, in writing or not, or recorded or not.

Subject, also, to restrictive covenants, if any, of record.

Subject, also, to that agreement as contained in Deed from Osmond Claudius Greene, Sr. and Virginia Morgan Greene to Gopher Ridge Recreation, a Georgia General Partnership, dated February 28, 1981, and recorded in Deed Book 2, Pages 167, et seq., Clerk's Office, Clay County, Georgia.

Subject, also, to terms, conditions, provisions as contained in Partnership Agreement dated February 28, 1981, forming that Georgia General Partnership known as Gopher Ridge Recreation, said Partnership Agreement being by and among Mrs. Lynwood F. Jackson, et al. and said Partnership Agreement being recorded in Deed Book 2, Pages 162, et seq., Clerk's Office, Clay County, Georgia.

**EXHIBIT "B"****PERMITTED EXCEPTIONS**

1. Liens for taxes, assessment, and other governmental charges which are not yet due and payable.
2. All land use, including environmental and wetlands, building and zoning laws, regulations, codes, and ordinances affecting the property.
3. Any rights of the United States of America, the State of Georgia, or others in the use and continuous flow of any brooks, streams, or other natural water courses or water bodies within, crossing, or abutting the property, including, without limitation, riparian rights and navigational servitudes.
4. Title to that portion of the property, if any, lying below the mean high-water mark of abutting tidal waters.
5. All easements, rights-of-way, licenses and other such similar encumbrances of record.
6. All existing public and private roads and streets and all railroad and utility lines, pipelines, service lines, and facilities.
7. All encroachments, overlaps, boundary lines disputes, shortages in area, cemeteries, and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the property.
8. Prior reservation or conveyance of mineral rights or mineral leases of every kind and character.
9. Easement from Gopher Ridge Recreation Dept. to Georgia Power Company, dated May 1, 1981, filed May 1, 1981 and recorded in Deed Book 2, Page 299, aforesaid records.
10. All matters affecting subject property as shown on the following plats, all aforesaid records:
  - A. Plat Book 1, Page 66; and
  - B. Plat Book 2, Page 162.