

ABBOT AND MURPHY, P.C.
ATTORNEYS AND COUNSELLORS AT LAW
190 EAST SEVENTH STREET
POST OFFICE BOX 31
LOUISVILLE, GEORGIA 30434
TELEPHONE (478) 625-7281
FACSIMILE (478) 625-8200
EMAIL JMURPHY@ABBOTANDMURPHYPC.COM

JOHN R. MURPHY III

W. WRIGHT ABBOT (1892-1969)
JAMES C. ABBOT (1926-1997)
FRED K. HARVEY, JR. (1944-2006)

January 4, 2022

Mr. Preston Withers
P & M Lands of Georgia LLC
2257 100th Road
Copeland, KS 67837

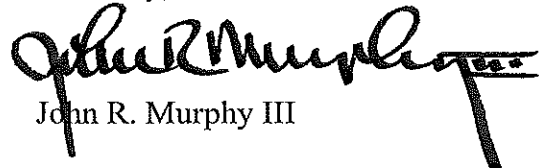
Re: Tract One: 249.27 acres located on U. S. Highway No. 1 (Tax Parcel 0067 031)
Tract Two: 49.522 acres located on U. S. Highway No. 1 (Tax Parcel 0085 036-Part)

Dear Mr. Withers:

This is to certify that I have examined the pertinent records in the Office of the Clerk of Superior Court of Jefferson County, Georgia, with reference to the properties described in the attached Exhibit "A", and it is my opinion that based upon said examination, good and marketable fee simple title is vested in **P & M Lands of Georgia LLC**, subject only to the following exceptions:

1. All matters of survey, both as to exact location of landlines, and exact acreage, are excepted.
2. Such road right-of-way conveyances and utility easements as may exist of record.
3. Governmental Regulation of the uses and occupancy of the premises described.

Sincerely,



John R. Murphy III

JRM:scm

TRACT ONE:

All that tract or parcel of land, together with all improvements located thereon, lying and being in the 81st GMD, Jefferson County, Georgia, containing **249.27 acres**, more or less, fronting to the East on U. S. Highway No. 1 and being bounded now or formerly as follows: On the Southeast by lands of Linda B. Torpy and John E. Torpy II, Trustee; on the South by lands of Frankie Virginia Wren Leitch; on the West by Big Creek, lands of P & M Lands LLC, and Stevens Creek which separates this property from lands of Mrs. W. G. Avera Estate, *et al.*; on the North by lands of Long Leaf Enterprises, Inc. and property of Holding Forth The Word of Life Ministries; and on the East by U. S. Highway No. 1. Said property is the major portion of that 273.25-acre tract that is shown on plat of survey made by D. J. May, County Surveyor of Glascock County, dated October 2, 1935, and recorded in Deed Book ZZ, Page 531, Jefferson County Records. Reference is made to said recorded plat for a fuller and more particular description.

Tax Parcel 0067 031

TRACT TWO:

All that tract or parcel of land, together with all improvements located thereon, lying and being in the 81st GMD, Jefferson County, Georgia, containing **49.522 acres**, more or less, and being as appears on plat of survey by Edward G. Andrews, Surveyor, dated April 11, 1974, and recorded in Deed Book 102, Page 238, Jefferson County Records. Said property is bounded now or formerly as follows: On the South by lands of Long Leaf Enterprises, Inc.; on the West by Stevens Creek which separates this property from lands of Mrs. W. G. Avera Estate, *et al.*; on the North by lands of Wren Enterprises, LLLP; and on the East by lands of Demetrius and Arlynda Almond and Holding Forth The Word of Life Ministries. Reference is made to said recorded plat for a fuller and more particular description.

Tax Parcel 0085 036(Part)

EXHIBIT "A"