

Type: GEORGIA LAND RECORDS  
Recorded: 11/14/2025 1:49:00 PM  
Fee Amt: \$925.00 Page 1 of 3  
Transfer Tax: \$900.00  
Houston County Georgia  
Terri L Childers Clerk of Superior Court

**BK 10744 PG 392 - 394**

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Return to: J. MITCHELL GIBBS, Rainwater, Gibbs & Wright, LLP, P. O. Box 1096, Cordele, GA 31010

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**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS DEED, made this the 14<sup>th</sup> day of November, 2025, between SOHO CROSSING, LLC, a Georgia limited liability company, party of the first part, hereinafter called "Grantor," and DAKOTA RANCH, LLC, a Georgia limited liability company, ROBERT FRANKLIN WARNER and ROBERT ABNEY FRICKS, SR., parties of the second part, hereinafter called "Grantees":

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration, to Grantor in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, their heirs, successors and/or assigns forever, the following described land, to-wit:

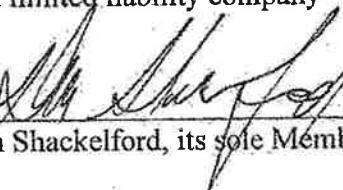
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

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 the said Grantees, their successors, heirs and/or assigns, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property, unto the said Grantees, their heirs, successors and/or assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

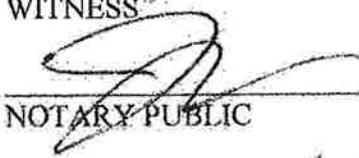
IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on the day and year first above written.

SOHO CROSSING, LLC,  
a Georgia limited liability company

By:  [SEAL]  
Allen Shackelford, its sole Member

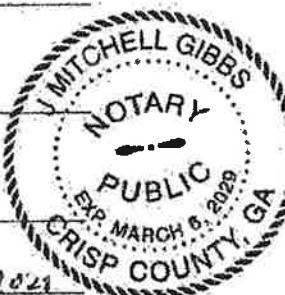
Signed, sealed and delivered  
in the presence of:

  
WITNESS

  
NOTARY PUBLIC

Date Notarized 11/14/2025

My Commission Expires 3/6/2021



[NOTARIAL SEAL]

EXHIBIT "A"

TRACT ONE:

All that tract or parcel of land situate, lying and being in Land Lot 189 of the Tenth Land District of Houston County, Georgia, known and designated as Lot 8, containing 1.198 acres according to a plat of survey prepared for Scott Free by Clements Surveying Co., Inc., certified by Walter G. Clements G.R.L.S. #1967, dated February 11, 1992, a copy of said plat being recorded in Plat Book 41, Page 166, Clerk's Office, Houston Superior Court. Said plat and recorded copy thereof are incorporated herein by reference for all purposes. Less and except right-of-way to Department of Transportation of record in Deed Book 1959, Page 341, said Clerk's Office.

APN: 0W1020 053000

TRACT TWO:

All that tract or parcel of land situate, lying and being in Land Lot 189 of the Tenth Land District of Houston County, Georgia, and comprising 0.91 acres, as shown on a plat of survey of said Property entitled "Boundary Survey for LeClay, Inc., prepared by McDougald & Associates, certified by James R. McDougald, G.L.R.S. No. 2702, dated November 15, 2002 a copy of said plat being recorded in Plat Book 60, Page 10, Clerk's Office, Houston Superior Court. Said plat and recorded copy thereof are incorporated herein by reference for all purposes.

APN: 0W1020 054000

Subject to all easements, restrictions and right of ways of record, if any.