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Karen P. David

KAREN P. DAVID
CLERK OF SUPERIOR COURT
Walton COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 147-2026-000260

Walton County Tax Parcel No.: SC230005 and SC230006

----- [Space Above Provided For Recording Data] -----

Prepared by and after recording return to:

C. Joseph Hoffman, Esq.
Ruda Hirschfeld Papera & Hoffman LLP
1155 Perimeter Center West, Suite 800
Atlanta, GA 30338
FNTIC Commitment No. 230029GA
5815-0105

STATE OF GEORGIA

WALTON COUNTY

GENERAL WARRANTY DEED

THIS INDENTURE, dated and effective as of February 3, 2026, between **PNK S1, LLC**, a Georgia limited liability company ("**Grantor**"), to the **United States of America, and its assigns, by and through the Department of Homeland Security**, 500 12th Street SW, Washington, D.C. 20536 ("**Grantee**") (the words "**Grantor**" and "**Grantee**" to include the respective heirs, legal representatives, successors and assigns of said parties where the context requires or permits);

WITNESSETH:

GRANTOR, for and in consideration of the sum of ONE HUNDRED TWENTY EIGHT MILLIONS FIVE HUNDRED FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$128,555,000.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tracts or parcels of land lying and being in Walton County, Georgia, together with all improvements located thereon, (hereinafter referred to collectively as the "**Land**") as more particularly described on **EXHIBIT "A"**; attached hereto and made a part hereof.


TO HAVE AND TO HOLD said tract or parcel of Land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, forever, in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to said tract or parcel of Land unto Grantee against the claims of all persons whomsoever, subject to those matters set forth on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor signed and sealed this deed as of the date and year first above written.

GRANTOR:

PNK SI, LLC, a Georgia limited liability company

By:  (SEAL)
Alex Rozengaus
Its: Authorized Signatory

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

My Commission Expires: 12-31-2026

[NOTARY SEAL]

MARIE BONACORSI
Notary Public, State of New York
No. 01804807701
Qualified in Richmond County
Commission Expires December 31, 2026

EXHIBIT "A"**LAND**

All that tract or parcel of land lying and being in Land Lots 69, 70 and 79 of the 1st District, 418th Georgia Military District, City of Social Circle, Walton County, Georgia and being more particularly described as follows:

Beginning at a right-of-way monument found at the Southerly end of the mitered intersection of the Easterly right-of-way of Social Circle Parkway A.K.A. State Route 11 (variable Right of Way) and the Southerly right-of-way of East Hightower Trail A.K.A. State Route 229 (60' right-of-way), thence running along said miter North 56°59'42" East a distance of 36.62 feet to a point, thence leaving said miter and running along said Southerly Right of Way of East Hightower Trail and a curve to the right an arc length of 234.15 feet, (said curve having a radius of 4011.18 feet, with a chord bearing of South 87°42'39" East, and a chord length of 234.12 feet) to an iron pin set, thence South 83°27'54" East a distance of 424.13 feet to a point; thence South 63°06'24" East a distance of 643.03 feet to a point, thence running along a curve to the right an arc length of 175.01 feet, (said curve having a radius of 4666.76 feet, with a chord bearing of South 80°53'54" East, and a chord length of 175.00 feet) to a point, thence along a curve to the right an arc length of 269.29 feet, (said curve having a radius of 1240.00 feet, with a chord bearing of South 71°14'52" East, and a chord length of 268.76 feet) to a point, thence along a curve to the right an arc length of 778.61 feet, (said curve having a radius of 3679.49 feet, with a chord bearing of South 55°01'10" East, and a chord length of 775.17 feet) to a point, thence along a curve to the right an arc length of 192.26 feet, (said curve having a radius of 2502.65 feet, with a chord bearing of South 42°12'59" East, and a chord length of 192.21 feet) to a point, thence South 36°25'44" East a distance of 449.93 feet to a point; thence running along a curve to the right an arc length of 437.32 feet, (said curve having a radius of 1965.51 feet, with a chord bearing of South 28°28'34" East, and a chord length of 436.42 feet) to a point, thence South 21°16'19" East a distance of 542.94 feet to an iron pin set on the Land Lot line common to Land Lots 70 and 71, thence leaving said right-of-way of East Hightower Trail and running along said Land Lot line South 59°09'38" West a distance of 2345.00 feet to a 1/4 inch rebar with cap found, thence continuing along said Land Lot line South 59°33'52" West a distance of 571.99 feet to a 14 inch rebar found, thence South 58°31'48" West a distance of 365.74 feet to a 1" Angle iron found; thence South 61°38'56" West a distance of 492.63 feet to a 1" PVC found, thence North 60°23'38" West a distance of 688.05 feet to a 5/8" open top pipe found, thence North 60°25'04" West a distance of 325.61 feet to a 5/8" open top pipe found, thence North 60°25'04" West a distance of 109.94 feet to an iron pin set on the right-of-way of Social Circle Parkway A.K.A. State Route 11 (variable Right of Way); thence continuing along the aforementioned right-of-way and running along a curve to the left an arc length of 456.43 feet, (said curve having a radius of 2100.00 feet, with a chord bearing of North 32°27'36" East, and a chord length of 455.53 feet) to a right-of-way Monument found, thence South 64°58'15" East a distance of 24.97 feet to a right-of-way Monument found, thence running along a curve to the left an arc length of 629.50 feet, (said curve having a radius of 2125.00 feet, with a chord bearing of North 17°42'59" East, and a chord length of 627.20 feet) to a right-of-way Monument found, thence South 81°03'59" East a distance of 60.36 feet to a right-of-way Monument found, thence running along a curve to the left an arc length of 52.01 feet, (said curve having a radius of 2185.02 feet, with a chord bearing of North 08°07'40" East, and a chord length of 52.01 feet) to a point, thence North 07°50'25" East a distance of 351.54 feet to a right-of-way Monument found, thence North 81°58'37" West a distance of 80.09 feet to a right-of-way monument found, thence North 07°25'41" East a distance of 484.56 feet to a right-of-way monument found, thence running along a curve to the right an arc length of 275.10 feet, (said curve having a radius of 6735.00 feet, with a chord bearing of North 09°02'35" East, and a chord length of 275.08 feet) to a point, thence running along a curve to the right an arc length of 255.61 feet, (said curve having a radius of 6735.00 feet, with a chord bearing of North 11°18'02" East, and a chord length of 255.59 feet) to a point, thence along a curve to the left an arc length of 433.46 feet, (said curve having a radius of 6905.02 feet, with a chord bearing of North 10°33'06" East, and a chord length of 433.39 feet) to a right-of-way monument found, thence South 81°54'00" East a distance of 39.32 feet to a right-of-way monument found, thence running along a curve to the left an arc length of 366.21 feet, (said curve having a radius of 6945.02 feet, with a chord bearing of North 07°21'20" East, and a chord length of 366.17 feet) to an iron pin set; thence running along a curve to the left an arc length of 295.29 feet, (said curve having a radius of 6945.02 feet, with a chord bearing of North 04°37'37" East, and a chord length of 295.27 feet) to a right-of-way monument found and the true Point of Beginning. Said tract contains 236.137 Acres (10,242,560 Square Feet).

Subject Property Address: East Hightower Trail, Social Circle, Georgia 30025

Being Walton County Tax Parcel No. SC230005 and a Portion of Walton County Tax Parcel No. SC230006

EXHIBIT "B"**EXCEPTIONS**

1. All taxes for the year 2026, which are a lien and are not yet due and payable, and subsequent years and any additional taxes which may result from a reassessment of the subject property.
2. Right of Way Easement from Sanders Upshaw to The Walton Electric Membership Corporation, dated January 14, 1939, recorded in Deed Book 23, page 475(a), Walton County, Georgia Records; as affected by the certain Quit Claim Deed from Walton Electric Membership Corporation to Social Circle Development Authority, dated August 29, 2005, recorded in Deed Book 2286, page 329, aforesaid records.
3. Easement from Sanders Upshaw to Georgia Power Company, dated March 1, 1955, recorded in Deed Book 38, page 513, aforesaid records.
4. Rights and easements granted in that certain Right of Way deed from H.M. Bouchelle, et al. to Walton County, dated February 3, 1977, recorded in Deed Book 139, page 738, aforesaid records.
5. Storme drainage pipe and the drainage of surface water approved by that certain Affidavit of Approval by Social Circle Development Authority, dated September 21, 2006, recorded in Deed Book 2866, page 271, aforesaid records.
6. Easements granted in that certain Right of Way Deed from Social Circle Development Authority to Department of Transportation, dated April 11, 2012, recorded in Deed Book 3392, page 478, aforesaid records.
7. Easements and the Conveyance of access rights contained in that certain Temporary Construction Easement (Sediment Basin) from Social Circle Development Authority to the Department of Transportation, dated April 11, 2012, recorded in Deed Book 3392, page 487, aforesaid records.
8. Matters shown on that certain plat of survey entitled "Combination Plat for Waltonleaf, LLC" by prepared by Technical Survey Services, certified June 2, 2022, by Aubrey J. Akin, Georgia Registered Professional Land Surveyor No, 3138, filed and recorded in Plat Book 123, Page 34, aforesaid records.
9. Utility Easements granted to City of Social Circle, dated October 19, 2009, recorded in Deed Book 3098, Page 70, aforesaid Records.
10. Easements granted in that certain Georgia Department of Transportation Right of Way Deed to Donald G. Loggins, dated March 27, 2012, recorded in Deed Book 3362, page 234, aforesaid Records.

11. Conveyance of access rights contained in that certain Georgia Department of Transportation Construction, Maintenance and Removal of Sediment Basin Easement, dated March 27, 2012, recorded in Deed Book 3362, page 240, aforesaid Records.
12. Easement by and between Georgia Power Company and Donald G. Loggins, dated March 11, 2014, recorded in Deed Book 3653, page 271, aforesaid Records.
13. Insurance in the exact amount of acreage contained in the Land Easement between Georgia Power Company and PNK S1 LLC, dated March 17, 2025, recorded May 12, 2025, in Deed Book 5588, page 1372, aforesaid Records.
14. Insurance in the exact amount of acreage contained in the Land. Any mineral or mineral rights leased, granted or retained by current or prior owners (if any), or
15. Any encumbrances or defects in title arising from or relating to matters occurring prior to March 9, 2023, that are not shown in the public records, or
16. Facts and matters shown on that certain Survey for D.G. Loggins by Sims Surveying Co., recorded in Plat Book 85, page 84, Walton County, Georgia Records, or
17. Matters shown on the said plat of survey entitled "ALTA/NSPS Land Title Survey for Waltonleaf, LLC" by prepared by Technical Survey Services, certified by Aubrey J. Akin, Georgia Registered professional Land Surveyor No. 3138, dated January 7, 2022, last revised March 14, 2022, or
18. Easements granted in that certain Right of Way Deed from Social Circle Development Authority to department of Transportation, dated April 11, 2012, recorded in Deed Book 3392, page 469, aforesaid Records, or
19. Easements granted in that certain Right of Way Deed form Social Circle Development Authority to Department of Transportation, dated January 17, 2013, recorded in Deed Book 3486, page 452, aforesaid Records, or
20. Easements and the conveyance of access rights contained in that certain Temporary Construction Easement from the City of Social Circle, Georgia to the Department of Transportation, dated January 16, 2013, recorded in Deed Book 3487, page 17, aforesaid Records.