

STATE OF GEORGIA  
Camden County

I hereby certify that this instrument  
was filed for record in the Clerk's  
office, Superior Court, said County on

the 24th day of March, 1998

at 11:50 o'clock A.m. and recorded

in Book No. 661 Page 1-6

the 24th day of March, 1998

Charles Carter  
DCSC

Return To: 2-9663

Calloway Title & Escrow, L.L.C.  
4800 Ashford Dunwoody Road  
Suite 240  
Atlanta, GA 30338  
770-698-7960

0 1936

GENERAL WARRANTY DEED

CC1 C001

THIS INDENTURE, dated and effective as of March 24, 1998, between GEORGIA ROCKEFELLER ROSE (hereinafter referred to as "Grantor") and LUMAR, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all that certain property lying and being on Cumberland Island, sometimes called The Island of Great Cumberland, Camden County, Georgia, the same being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof (the "Property"), (together with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, which are also hereby conveyed, being hereinafter referred to as the "Premises") SUBJECT TO and only to the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof (hereinafter collectively referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of the Grantee, forever, in FEE SIMPLE.

AND THE GRANTOR, and the heirs, executors, legal representatives, successors and assigns of Grantor, will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto the Grantee, and the heirs, executors, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

Camden County, Georgia  
Real Estate Transfer Tax

Paid \$ 3,500.00

Date March 26, 1998

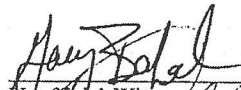
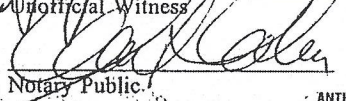
Charles Carter  
Deputy Clerk of Superior Court

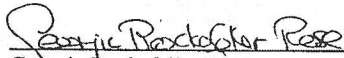
CC1 0002

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

Signed, sealed and delivered  
in the presence of:

GRANTOR:

  
Unofficial Witness  
  
Notary Public

  
Georgia Rockefeller Rose (SEAL)  
Georgia Rockefeller Rose

My Commission Expires: 28  
ANTHONY S. ARBUCCI  
Notary Public, State of New York  
No. 31-5096700  
Qualified in New York County  
Commission Expires Oct. 31, 19 28

(NOTARIAL SEAL)

CLERK'S NOTE: CONTINUE NEXT PAGE

EXHIBIT "A"

661 0003

PARCEL ONE- REAL PROPERTY

All that certain tract of land lying and being situated on Cumberland Island sometimes called the Island of Great Cumberland, Camden County, Georgia, being Tract 3 South, Parcel 4, and more particularly described as follows:

Beginning at a concrete monument marked T3S-4S located at "X" coordinate 719,331.91, "Y" coordinate 278,783.82, Cumberland Island, Camden County, Georgia; running thence East along the line formed by the "Y" coordinate 278,783.82 to the low water mark on the Atlantic Ocean (said southern boundary line passes through a point marked by a concrete monument marked T3S-O located 210 feet, more or less, West from the low water mark on the Atlantic Ocean); thence in a northerly direction along said low water mark on the Atlantic Ocean to a point formed by the intersection of the said low water mark on the Atlantic Ocean and the line formed by the "Y" coordinate 279,955.02; thence running West along the line formed by "Y" coordinate 279,955.02 to the low water mark on the Dungeness Cut (said northern boundary line passes through the following three points marked by concrete monuments: 1) concrete monument marked T3S-L located 120 feet, more or less, West from the low water mark on the Atlantic Ocean; 2) concrete monument marked T3S-K located at the "X" coordinate 719,465.82, "Y" coordinate 279,955.02; 3) concrete monument marked T3S-J located 60 feet, more or less, East from the low water mark on Dungeness Cut); thence in a generally south-westerly direction along the said low water mark of Dungeness Cut to a point formed by the intersection of the said low water mark on Dungeness Cut and the line formed by "Y" coordinate 278,783.82; thence running East along the line formed by the "Y" coordinate 278,783.82 to a concrete monument marked T3S-4S and the point of beginning.

As more fully shown by that plat of survey dated November 1, 1946, Revised January 1965 made by Watts Engineering Co.

Containing 82.44 acres, more or less, of which 1.17 acres, more or less, are marsh lands.

Being the same lands conveyed by Nancy C. Rockefeller to Georgia Rockefeller Rose, by a deed recorded on December 17, 1968 in Record Book 89, Page 392, Camden County Public Land Records.

PARCEL TWO - EASEMENT PROPERTY

Together with the easements of ingress, egress, and use in, over, across and through the following described property:

1. Service Area. All that tract or parcel of land situate, lying and being on Cumberland Island, sometimes called the Island of Great Cumberland, Camden County, Georgia, being the "Service Area" as shown and delineated on Watts Engineering Company Map of Cumberland

EXHIBIT "A"

CC1 C004

Island dated November 1, 1946, revised January, 1965, recorded in Plat Book 3, Page 118, Camden County Records, and being more particularly described as follows:

BEGINNING at a concrete monument marked Dock and Service Area located at "X" Coordinate 717,655.88, "Y" Coordinate 274,480.04, Cumberland Island, Camden County, Georgia; running thence North 17 degrees 30 minutes East a distance of 838.8 feet to a concrete monument marked Dock and Service Area located at "X" Coordinate 717,908.11, "Y" Coordinate 275,280.04 (said southeastern boundary line passes through a point marked by an iron pin located at "X" Coordinate 717,763.65, "Y" Coordinate 274,821.87); thence run North 90 degrees 00 minutes West along the line formed by "Y" Coordinate 275,280.04 to the low water mark on Dungeness Cut; thence running in a generally southwesterly direction along said low water mark on Dungeness Cut to a point formed by the intersection of the low water mark on Dungeness Cut and the line formed by "Y" Coordinate 274,480.04; thence North 90 degrees 00 minutes East along the line formed by "Y" Coordinate 274,480.04 to a concrete monument marked Dock and Service Area and the point of beginning.

Coordinates refer to those established by Watts Engineering Company Map of Cumberland Island dated November 1, 1946, revised January, 1965. All bearings refer to grid bearings. All coordinates shown refer to "The Georgia Coordinate System- East Zone."

2. Main Dock. The Main Dock shown and delineated on Watts Engineering Company Map of Cumberland Island, dated November 1, 1946, revised January, 1965, recorded in Plat Book 3; Page 118, Camden County Records and being located on the western side of Cumberland Island on the Dungeness Cut and being adjacent to the Service Area described in Paragraph 1 hereinabove.

3. Main Road. All that tract or parcel of land situate, lying and being on Cumberland Island, sometimes called the Island of Great Cumberland, Camden County, Georgia, being the "Main Road" as shown and delineated on Watts Engineering Company Map of Cumberland Island dated November 1, 1946, revised January, 1965, recorded in Plat Book 3, Page 118, Camden County Records, the easement for said Main Road having a width of twenty-one feet, commencing in the southern portion of Cumberland Island at "Y" Coordinate 273,110.56 and continuing in a generally northerly direction terminating in the northwestern portion of Tract 5N at the northern boundary of said Tract 5N, the location of the center of said Main Road being more definitely located as follows:

BEGINNING at a point marked by an iron pin located at "X" Coordinate 718,668.31, "Y" Coordinate 273,110.56, said point being fifteen (15) feet West along a line formed by "Y" Coordinate 273,110.56 from a concrete monument marked Tract 5S-4S(1) located at "X" Coordinate 718,683.31, "Y" Coordinate 273,110.56, said beginning point being the center of the

Main Road at its southern terminus; thence North 07 degrees 03 minutes East a distance of 730.4 feet to an iron pin; thence North 06 degrees 32 minutes East a distance of 758.4 feet to an iron pin; thence North 06 degrees 23 minutes East a distance of 588.1 feet to an iron pin which is located at "X" Coordinate 718,909.83, "Y" Coordinate 275,174.94 and being fifteen (15) feet West along a line formed by "Y" Coordinate 275,174.94 from a concrete monument marked Tract 5S-4S(2) located at "X" Coordinate 718,924.83, "Y" Coordinate 275,174.94; thence in a generally northerly direction the center said Main Road passing through points located by the following coordinates:

"X" Coordinate 719,321.41; "Y" Coordinate 278,783.82;  
 "X" Coordinate 719,857.04; "Y" Coordinate 283,468.64;  
 "X" Coordinate 721,872.93; "Y" Coordinate 287,988.76;  
 "X" Coordinate 721,465.19; "Y" Coordinate 293,870.98;  
 "X" Coordinate 719,510.13; "Y" Coordinate 296,985.32;  
 "X" Coordinate 719,552.99; "Y" Coordinate 297,689.67;  
 "X" Coordinate 721,141.73; "Y" Coordinate 308,131.92;  
 "X" Coordinate 727,051.50; "Y" Coordinate 314,387.00;  
 "X" Coordinate 728,078.00; "Y" Coordinate 323,350.00;

Coordinates refer to those established by Watts Engineering Company Map of Cumberland Island dated November 1, 1946, revised January, 1965. All bearings refer to grid bearings. All coordinates shown refer to "The Georgia Coordinate System- East Zone."

4. Service Road. All that tract or parcel of land situate, lying and being on Cumberland Island, sometimes called the Island of Great Cumberland, Camden County, Georgia, being that portion of the "Service Road" being southeasterly of the Service Area as shown and delineated on Watts Engineering Company Map of Cumberland Island dated November 1, 1946, revised January, 1965, recorded in Plat Book 3, Page 118, Camden County Records, the easement for said Service Road having a width of twenty-one feet and running in a generally southeasterly and northwesterly direction commencing at the eastern margin of the Service Area as shown and delineated on the aforesaid Map of Cumberland Island, the center of said Service Road at its northwestern terminus being marked by an iron pin located at "X" Coordinate 717,728.85, "Y" Coordinate 274,711.33 and continuing southeasterly to the western margin of the Main Road, the center of the Service Road at its southeastern terminus being marked by an iron pin located at "X" Coordinate 718,752.26, "Y" Coordinate 273,856.94.

Coordinates refer to those established by Watts Engineering Company Map of Cumberland Island dated November 1, 1946, revised January, 1965. All bearings refer to grid bearings. All coordinates shown refer to "The Georgia Coordinate System- East Zone."

EXHIBIT "B"

EXCEPTIONS

CC1 0006

1. Taxes for 1998 and subsequent years, which are not yet due and payable.
2. Easement to construct and maintain electric transmission power lines from Nancy C. Rockefeller to Okefenokee Rural Electric Membership Corporation, recorded in Deed Book 83, Page 259, aforesaid Records.
3. Easement to construct and maintain electric transmission power lines from Nancy C. Rockefeller to Okefenokee Rural Electric Membership Corporation, recorded in Deed Book 83, Page 278, aforesaid Records.
4. Easements for the Main Road as set forth in the Judgment and Decree entered July 6, 1964, recorded in Minute Book M, Page 496, aforesaid Records; and in the Supplemental Decree entered June 1, 1965, recorded in Minute Book N, Page 324, aforesaid Records.

RECORDED MAR 26 1998  
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

STATE OF GEORGIA  
Camden County

I hereby certify that this instrument  
was filed for record in the Clerk's  
office, Superior Court, said County on  
the 24th day of March, 1998  
at 11:50 o'clock A.m. and recorded  
in Book No. 661 Page 7-9  
the 24th day of March, 1998  
Charles Carter  
DCSC

Return To: 2-9663  
Calloway Title & Escrow, L.L.C.:  
4800 Ashford Dunwoody Road, II  
Suite 240  
Atlanta, GA 30338  
770-698-7960

661 0007

1937

QUIT-CLAIM DEED

THIS INDENTURE, made as of the 24 day of March, 1998, between GEORGIA ROCKEFELLER ROSE (hereinafter called "Grantor"), and LUMAR, LLC, a Georgia limited liability company, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee, the following real property:

ALL THAT CERTAIN PROPERTY lying and being on Cumberland Island, Camden County, Georgia, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said tract or parcel of land or appurtenances, or any rights thereof.

Camden County, Georgia  
Real Estate Transfer Tax  
Paid \$ None  
Date March 26, 1998  
Charles Carter  
Deputy Clerk of Superior Court

(SIGNATURES ON FOLLOWING PAGE)

GC1 C008

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

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Henry Bahel  
Unofficial Witness

Georgia Rockefeller Rose (SEAL)  
Georgia Rockefeller Rose

Anthony S. Arbucci  
Notary Public

My Commission Expires:

(NOTARIAL SEAL)

ANTHONY S. ARBUCCI  
Notary Public, State of New York  
No. 31-5096700  
Qualified in New York County  
Commission Expires Oct. 31, 19 24

CLERK'S NOTE: CONTINUE NEXT PAGE



EXHIBIT "A"

601 0009

All that certain tract or parcel of land being a portion of Tract 3 South, Parcel 4, Cumberland Island, 29th District, G.M., Camden County, Georgia and being more particularly described as follows: For a point of beginning commence at a concrete monument (stamped 3S-4S) found at USC & GS coordinates North 278783.82, East 719331.91 on the East side of the Main Road (a 20-foot wide road as shown on plat recorded in Plat Book 3, Page 118 of the public records of said county), said point also lying on a line common to the north line of Tract 4 South being the north line of the National Park Foundation according to Deed recorded in Deed Book 97, Page 57 of the public records of said county and the south line of Tract 3 South, Parcel 4 according to Deed recorded in Deed Book 89, Page 392 of the public records of said county and run south 90°-00'-00" West along said line, a distance of 752.48 to a concrete monument (stamped 3SM) found at USC & GS coordinates North 278783.82 East 718579.44; thence continue South 90°-00'-00" West along said line, a distance of 4 feet more or less to a point on the approximate location of the edge of Marsh of Dungeness Cut; run thence in a northerly direction along the said edge of Marsh, a distance of 1194 feet more or less to a point where said edge of Marsh is intersected by the line common to the south line of Tract 3 South, Parcel 3 according to Deed recorded in Deed Book 89, Page 398 of the public records of said county and the north line of said Tract 3 south, Parcel 4; run thence north 90°-00'-00" East along said line, a distance of 35 feet more or less to a concrete monument (stamped 3SJ) found at USC & GS coordinates North 279955.02, East 718840.84; thence continue North 90°-00'-00" East along said line, a distance of 624.98 feet to a concrete monument (stamped 3SK) found at USC & GS coordinates North 279955.02, East 719465.82, said point lying on the east side of said Main Road; thence continue North 90°-00'-00" East along said line common to Tract 3 South, Parcel 3 and Tract 3 South Parcel 4, a distance of 1791.00 feet to a ½ inch iron pipe set at USC & GS coordinates North 279955.02, East 721256.82; thence continue North 90°-00'-00" East along said line, a distance of 624 feet more or less to the apparent high water line of the Atlantic Ocean; run thence in a Southerly direction along said mean high water line, a distance of 1172 feet more or less to a point where said mean high water line intersects the aforementioned line common to the North line of Tract 4 South and the South line of Tract 3 South, Parcel 3; run thence South 90°-00'-00" West along said line, a distance of 712 feet more or less to a ½ inch iron pipe set at USC & GS coordinates North 278783.82, East 721169.61; thence continue South 90°-00'-00" West along said line, a distance of 1837 feet to the Point of Beginning.

The land thus described contains 87.51 acres more or less as shown on that certain Map to Show Boundary Survey of a portion of Tract 3 South, Parcel 4, Cumberland Island, 29th District, G.M., Camden County, Georgia prepared for Lumar, LLC by Privett & Associates, Inc. Surveyors and Land Planners, Park D. Privett, Jr., Georgia Registered Surveyor No. 2218 dated February 25, 1998, last revised March 23, 1998.

RECORDED MAR 26 1998   
DEPUTY CLERK SUPERIOR COURT CAMDEN COUNTY, GEORGIA

52921