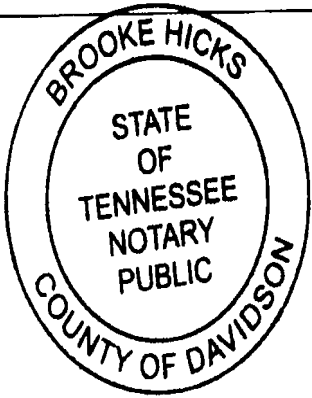


Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON	
	The actual consideration or value, whichever is greater, for this transfer is \$3,880.00. <i>Carmen Coats</i> Affiant Subscribed and sworn to before me, this the 12th day of June, 2024. <i>Brooke Hicks</i> Notary Public My commission expires: 5-9-26	
THIS INSTRUMENT WAS PREPARED BY WAGON WHEEL TITLE 204 SOUTH 11 TH STREET NASHVILLE, TN 37206 615.650.5100		
Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Schaefer Land Holdings, LLC	New Owner(s)	062-037-27
PO Box 270		
Wagontown, PA 19376		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR (\$1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN M. MARTIN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCHAEFER LAND HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **PICKETT COUNTY, STATE OF TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Riverton Community in Pickett County, Tennessee, and being Lot No. 27 on the Plan of Big Sky Estates - Phase Two, being a development of West View Lake Properties, Inc., and being depicted on a survey Plat prepared by Michael W. Asberry d/b/a North central Surveys, of record in Plat Book 2, Page 41, in the Register's Office for Pickett County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Western right-of-way line of North Star Road, being a 50 feet Road that leads to Old Stephens Road, and being a common corner with Lot No. 26 and being the most Eastern corner; thence with the right-of-way line of North Star Road, South 26 degrees 21 minutes 08 seconds West 92.26 feet; thence South 30 degree 48 minutes 50 seconds West 91.61 feet to a corner being the most Southeast corner; thence North 59 degrees 11 minutes 10 seconds West 250.00 feet to a corner being the most Southwest corner and being in the boundary line of the grantor; thence North 29 degrees 15 minutes 13 seconds East 185.00 feet to a corner being the most Northern corner and being a common corner with Lot No. 26; thence South 58 degrees 52 minutes 35 seconds East 247.86 feet to the point of beginning and containing 1.06 acres, more or less.

Being the same property conveyed to John M. Martin and wife, Georgia L. Martin by Warranty Deed from West View Lake Properties, Inc of record in Book 130, page 406, Register's Office for Pickett County, Tennessee, dated August 30, 2012 and recorded on August 30, 2012.

Georgia L. Martin having since died on December 15, 2017, leaving John M. Martin.

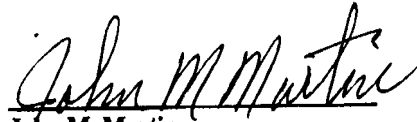
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be North Star Road Lot #27, Alpine, TN 38543, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of June, 2024.


John M. Martin

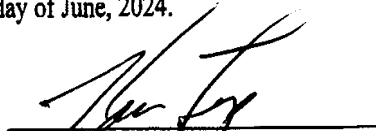
STATE OF OHIO
COUNTY OF Butler

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John M. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of June, 2024.



KEN TYE
Notary Public, State of Ohio
My Commission Expires
November 28, 2027
COMMISSION: 2017-RE-679610


Notary Public

BK/PG: 193/337-338
24000636

2 PGS:AL-WARRANTY DEED	
LETHA BATCH: 17575	
06/18/2024 - 09:48:07 AM	
VALUE	3880.00
MORTGAGE TAX	0.00
TRANSFER TAX	14.36
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	27.36

STATE OF TENNESSEE, PICKETT COUNTY
LETHA MCCURDY
REGISTER OF DEEDS