

OWNER/RESPONSIBLE TAXPAYER:

Map 037I, Group B, Parcel 128

THIS INSTRUMENT PREPARED BY:

Tennessee Valley Title Insurance Co.

800 S. Gay Street, Suite 1700

Knoxville, Tennessee 37929

File No. 250650 (TMA)

WARRANTY DEED

THIS INDENTURE is made as of the _____ day of _____, 2025,
between PORTLAND GROUP INC., a Minnesota corporation, First Party, and
_____, Second Parties:

W I T N E S S E T H

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Parties, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Parties, the real property described as follows:

SITUATED in the Fourteenth (14th) Civil District of Sevier County, Tennessee, and being Lot 128 of Eagle Springs Resort as the same appears on a plat of record in Large Map Book 6, page 118, in the Register's Office for Sevier County, Tennessee, to which reference is here made for a more particular description.

BEING the same property conveyed to Portland Group, Inc., by Quitclaim Deed from Tennessee RV Flexarmor Limited Liability Company, LLC, dated September 1, 2022, and recorded in Book 6186, page 64, in the Sevier County Register's Office.

THIS CONVEYANCE is made subject to any and all applicable restrictions, agreements, easements and building setback lines as are shown in the records of the Sevier County Register's Office, and further to any matters and/or condition which would be disclosed by a current, accurate survey or inspection of the property herein described.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead. **TO HAVE AND TO HOLD** the same unto the Second Parties, their heirs, successors and assigns forever.

AND First Party, for itself and its successors and assigns, does hereby covenant with said Second Parties, their heirs, successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject to the matters set forth herein and 2025 taxes which shall be prorated as of the date of closing and which Second Parties assume and agree to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said First Party hereunder has caused this instrument to be executed as of the day and year first above written.

Portland Group, Inc.

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged ____self to be the _____ of PORTLAND GROUP, INC., the within named bargainor, a Minnesota corporation, and that __he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____.

WITNESS my hand and official seal at office this ____ day of _____, 2025.

Notary Public

My Commission Expires: _____

I hereby swear of affirm that the actual consideration or true value of this transfer, whichever is greater, is \$_____.

Affiant

Subscribed and sworn to before me this _____ day of _____, 2025.

Notary Public

My Commission Expires: _____