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Rebecca J. Walden

REBECCA WALDEN
CLERK OF SUPERIOR COURT
Glynn COUNTY
Real Estate Transfer Tax
Paid : \$ 0.00
PT-61 063-2026-000041

Carl M. Drury III
136 W. Laurel Bluff Road
Kingsland, Georgia 31548

QUIT CLAIM DEED

**STATE OF GEORGIA
COUNTY OF GLYNN**

This Indenture made this **6th Day** of **JANUARY** in the year **2026** between

MUDDY WATERS ESTUARY LLC

party of the first part, herein called Grantor, and

KBD MANAGEMENT COMPANY LLC

herein called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for, and in consideration of the sum of ONE DOLLAR AND 00/100 (\$1.00) and other valuable consideration 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 GRANTEE

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said tracts or parcels 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 behalf of said Grantee 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 Grantee against the claims of all persons whomsoever.
IN WITNESS WHEREOF, Grantor has hereunto set it's hand and seal this day and year first above written.

Signed, sealed and delivered
In the presence of:

MUDDY WATERS ESTUARY LLC

[Signature]
Witness

Carl M. Drury III
Carl M. Drury III, Manager

[Signature]
Notary Public

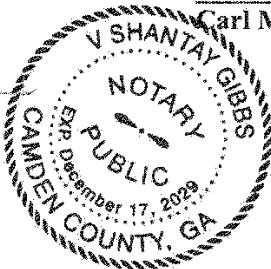


EXHIBIT "A"

BK 2121 PG 038

EXHIBIT "A"

PARCEL ONE:

All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Glynn, described and identified according to that certain plat of survey of Country Club Park, of record in the office of the Clerk of Glynn Superior Court in Plat Drawer 4, Map No. 115, as ALL OF LOT 10, IN BLOCK F, SAID COUNTRY CLUB PARK SUBDIVISION, EXCEPTION THEREFROM, HOWEVER, THE PORTION THEREOF INCLUDED IN THE TURNING CIRCLE AT THE NORTHERN TERMINUS OF SUNSET BOULEVARD. Reference is hereby made to said plat and the record thereof for all purposes.

PARCEL TWO:

All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Glynn, described and identified according to that certain plat of survey of A Portion of the Carlo Cambra Tract, of record in the office of the Clerk of Glynn Superior Court in Deed Book 31-R, Page 491, the tract hereby conveyed being depicted thereon as "1.566 Acres." Reference is hereby made to said plat and the record thereof for all purposes.

TRACT THREE:

All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Glynn, described and identified according to that certain plat of survey of a portion of the Carlo Cambra Tract, containing 0.52 acres, of record in the office of the Clerk of Glynn Superior Court in Deed Book 31-R, Page 235, to which reference is hereby made for all purposes.