

EXHIBIT

A

Drawn by:
Hunter S. Edwards
Womble, Carlyle, Sandridge & Rice, LLP
One Wells Fargo Center, Suite 3500
301 S. College Street
Charlotte, NC 28202-6037

DEE-2015-45530



DEE BK 110-K PG 652-658

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Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

STATE OF SOUTH CAROLINA)

)

LIMITED WARRANTY DEED

COUNTY OF SPARTANBURG)

(Title Not Examined by Womble Carlyle Sandridge &
Rice, LLP)

After Recording, Please return document to:
Smith Moore Leatherwood LLP
Attn: William Swent
2 West Washington Street, Suite 1100
Greenville, SC 29601

KNOW ALL BY THESE PRESENTS that Janet G. Dawson, a North Carolina individual, (hereinafter called "**Grantor**"), for and in consideration of the sum of Two Million, Two Hundred Twenty-Five Thousand and No/100 Dollars (\$2,225,000.00) and other valuable consideration to Grantor paid by Cullum GSP 081, LP, a South Carolina limited partnership (hereinafter called "**Grantee**"), in the state of South Carolina, the receipt and legal sufficiency of which are hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, subject to the limitations, covenants, easements, conditions and restrictions set forth in Exhibit B attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), unto the Grantee, the following described property, to-wit:

DESCRIPTION OF PROPERTY CONVEYED: See Exhibit A attached hereto and incorporated herein by reference for a full and complete legal description of the property being conveyed (the "**Property**");

GRANTEE'S MAILING ADDRESS: For the purposes of this Limited Warranty Deed, Grantee's mailing address is:

Cullum Interests GSP, LLC
c/o Allen E. Cullum
3949 Maple Avenue, #410
Dallas, TX 75219-3215;

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said Property belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD, all and singular, subject to the Permitted Exceptions, the Property before mentioned unto the Grantee, her successors and assigns, forever;

AND SUBJECT TO THE PERMITTED EXCEPTIONS, Grantor does hereby bind herself, and her successors and assigns, to warrant and forever defend all and singular the said Property unto the

said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, the same or any part thereof, but not otherwise.

Any reference in this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the others, including the neuter. Such words of inheritance shall be applicable as are required by the gender of Grantee.

[remainder of page left intentionally blank and signature appears on following page]

WITNESS Grantor's hand and seal this 20th day of October, 2015.

Signed, Sealed and Delivered
In the Presence Of:

GRANTOR:

Janet G. Dawson
Janet G. Dawson

Jay P. Krantz
[signature of witness #1]

Bonnie Craig
[signature of witness #2]

STATE OF ~~SOUTH~~ ^{NORTH} CAROLINA)
COUNTY OF ~~SPARTANBURG~~ ^{MECKLENBURG})

ACKNOWLEDGMENT

I, a Notary Public for ~~South~~ ^{North} Carolina, do hereby certify that Janet G. Dawson, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of October, 2015.

Graham Whittington
Notary Public for ~~South~~ ^{North} Carolina

Graham Whittington
Printed name

My Commission Expires: 7-13-2019

SEAL

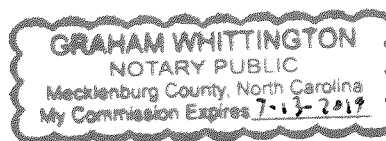


EXHIBIT A TO LIMITED WARRANTY DEED

Legal Description

All that certain piece, parcel or lot of land situate, lying and being on the western side of Robinson Road at the intersection with the northern side of Genoble Road in the County of Spartanburg, State of South Carolina, containing 43.159 acres, more or less, as shown and more fully described by metes and bounds on plat of survey entitled "Boundary Survey for Janet G. Dawson" prepared by Site Design, Inc. dated December 12, 2013, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 170 at Page 405; which plat is incorporated herein by reference and made a part of this description.

Derivation

The above described property is a portion of the property devised and conveyed to Janet G. Dawson under the Will of Grace M. Genoble as will appear by reference to the records on file in the Spartanburg County Probate Court in File Number 2002ES4200463 and by reference to deed of distribution recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 77-S at page 642 on April 14, 2003 and devised and conveyed to Janet G. Dawson under the Will of Leonard G. Genoble as will appear by reference to the records on file in the Spartanburg County Probate Court in File Number 2008ES4200412 and by reference to deed of distribution recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 91-P at page 304 on June 11, 2008. Reference is also made to quitclaim deed from Janet G. Dawson as Trustee of Trust under Will of Grace M. Genoble to Janet G. Dawson recorded in the Office of the Register of Deeds for Spartanburg County in Deed Book 91-P at page 299 on June 11, 2008.

Tax Map Number

Spartanburg County Tax Map Parcel #5-24-00-051.04 and a portion of Parcel #5-24-00-051.03.

EXHIBIT B TO LIMITED WARRANTY DEED

Permitted Exceptions

- (A) Taxes and assessments for the year 2015 and all subsequent years not yet due and payable.
- (B) Any taxes assessed under the rollback provisions of Section 12-43-220 (D-4) South Carolina Code of Laws 1976, as amended.
- (C) All matters revealed by plat of survey entitled "Boundary Survey for Janet G. Dawson" prepared by Site Design, Inc. dated December 12, 2013, and recorded in the Office of the Register of Deeds for Spartanburg County in Plat Book 170 at Page 405.
- (D) Easement granted to Duke Power Company by instrument appearing of record in Deed Book 21-D at page 556, Office of Register of Deeds for Spartanburg County.
- (E) Easement granted to Duke Energy Carolinas, LLC by instrument appearing of record in Deed Book 110-C at page 358, Office of the Register of Deeds for Spartanburg County.
- (F) Title to those portions of the Land within the bounds of Robinson Road, Genoble Road, and/or Genoble Lane.
- (G) Zoning ordinances, building codes and other applicable laws, ordinances and governmental regulations affecting the Property.

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

AFFIDAVIT

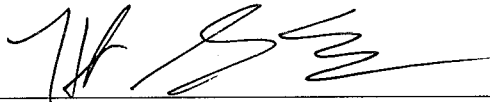
Date of transfer of title
Closing Date: October 21, 2015

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The Property is being transferred by JANET G. DAWSON, a North Carolina individual, to CULLUM GSP 081, LP, a South Carolina limited partnership on October 21, 2015.
3. Check one of the following – the deed is:
 - (a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) exempt from the deed recording .
4. Check one of the following if either item 3(a) or 3(b) above has been checked (See information section of this affidavit):
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$2,225,000.00.
 - (b) The fee is computed on the fair market value of the realty which is \$.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purposes which is \$.
5. Check YES or NO X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \$.
6. The Deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$2,225,000.00
 - (b) Place the amount listed in Item 5 above here (no amount place zero): \$0.00
 - (c) Subtract Line 6(b) from Line 6(a) and place the result here: \$2,225,000.00
7. The deed recording fee is based upon the amount listed on Line 6(c) above and the deed recording fee due is: \$8,232.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with this transaction as: Grantor's attorney.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

[remainder of page left intentionally blank and signature appears on following page]

SWORN to this 20th day of October, 2015.



Hunter S. Edwards

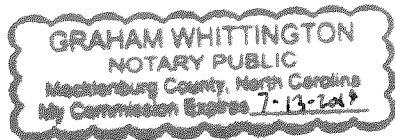
STATE OF NORTH CAROLINA)

)

COUNTY OF MECKLENBURG)

I, a Notary Public for North Carolina, do hereby certify that Hunter S. Edwards, Grantor's attorney, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of October, 2015.



Notary Public for North Carolina

Graham Whittington

Printed name

My Commission Expires: 7-13-2019

SEAL