

BK4499PG314

EXHIBIT B

[Permitted Encumbrances]

1. All taxes, assessments and similar charges (including any and all fines, penalties and interest charges in connection therewith) that may be levied, assessed, recaptured or otherwise imposed with respect to the Property or any part thereof for any period before or after the date hereof which result from or arise out of any change in the use of, or other change in circumstances relating to, the Property or any part thereof after the date hereof.
2. Any and all riparian rights of others in and to any creeks, rivers, lakes, streams, swamps, ponds and other bodies of water located on or adjoining the Property or any part thereof.
3. Any and all claims of the sovereign or any other person or entity with respect to portions of the Property which border or are under any body of water.
4. All public road / street / highway rights-of-way traversing the subject property.
5. All utility easements which do not materially, adversely affect the use and enjoyment of the subject property.
6. Entry of property into covenant under the Georgia Forest Land Protection Act of 2008.
7. Access to that parcel identified in EXHIBIT "A" as Tract 2 of Parcel IX – Carter Comp 206, 207, & 208 of Echols County, Georgia requires crossing the adjoining property now or formerly owned by Thomas and Katheryn Sims. For the same consideration, the grantor conveys any and all right, title, and interest that the grantor has acquired to access said tract, which grantor has used continuously for many years.

8. BROOKS COUNTY

- a. Reservation of ½ mineral rights in Warranty Deed from J.B. Lane, Jr. to The Langdale Company dated June 23, 1967 recorded in Deed Book 97 Page 234 in the Office of the Clerk of Superior Court of Brooks County, Georgia.

LOWNDES COUNTY

- b. Easement from The Langdale Company to Frank Bird, Jr. dated August 26, 1992 and recorded in Deed Book 915, page 72, Lowndes County, Georgia public records.
- c. Right of Way Grant from The Langdale Company to South Georgia Natural Gas Company dated April, 1955 and recorded in Deed Book 8, page 390, Lowndes County, Georgia public records.