

LIMITED WARRANTY BILL OF SALE

For Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COWETA COUNTY DEVELOPMENT AUTHORITY**, a public body corporate and politic of the State of Georgia (“*Grantor*”), hereby conveys to **PIEDMONT HEALTHCARE ENCOMPASS HEALTH, REHABILITATION HOSPITAL OF NEWNAN, LLC**, a Delaware limited liability company, and successor by name change to HealthSouth Rehabilitation Hospital of Newnan, LLC (“*Grantee*”) all of its right, title and interest in and to the personal property at the premises located at 2101 E. Newnan Crossing Boulevard, Newnan, Coweta County, Georgia (collectively, the “*Personal Property*”):

The Grantor warrants that the Personal Property is the property of the Grantor and is free from all liens, security interests and encumbrances other than “Permitted Encumbrances” (defined in the Lease Agreement, dated as of September 1, 2014 (the “*Original Lease Agreement*”), as amended by Amendment to Lease Agreement (Number One), dated as of December 4, 2014 (the “*Amendment No. 1*”), and as further amended by Amendment to Lease Agreement (Number Two), dated as of December 21, 2015 (the “*Amendment No. 2*” and, together with the Original Lease Agreement and the Amendment No. 1, the “*Lease Agreement*”), each between the Grantor, as lessor and the Grantee, as lessee,) and that the Grantor is authorized to give this Limited Warranty Bill of Sale with respect thereto.

TO HAVE AND TO HOLD its respective right, title and interest in the Personal Property, together with any rights and appurtenances thereto, unto Grantee, its successors and assigns, and Grantor agrees to WARRANT AND FOREVER DEFEND, all and singular, its respective right, title and interest in the Personal Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Bill of Sale effective as of December 31, 2024.

As to the Issuer, signed and sealed
in the presence of

COWETA COUNTY DEVELOPMENT
AUTHORITY

Witness

By: _____
Chairman

Attest:

Notary Public
Commission Expiration Date: _____

Secretary

[NOTARIAL SEAL]

[CORPORATE SEAL]