

Record and Return to:  
Weissman PC  
3500 Lenox Road, 4<sup>th</sup> Floor  
Atlanta, GA 30326

File No.: W-C-08105-22-CM

Parcel ID: 07-00329-01-005

eFiled and eRecorded  
DATE: 06/01/2022  
TIME: 2:10 PM  
DEED BOOK: 9137  
PAGE: 141 - 144  
FILING FEES: \$25.00  
TRANSFER TAX: \$605.00  
PARTICIPANT ID: 2979894615  
PARTICIPANT ID: 7067927936  
PT61: 069-2022-004972  
RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

LIMITED  
WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

**THIS INDENTURE**, made this 25th day of May, 2022, between Allen Rey and Chunzhi Rey, as party or parties of the first part, hereinafter called Grantor, and ADE 1014, LLC as party or parties of the second part, hereinafter 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 TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

This Deed is given subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the 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 claiming by, through and the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Allen Rey

(Seal)

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Chunzhi Rey

(Seal)

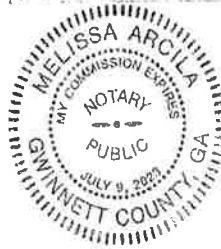
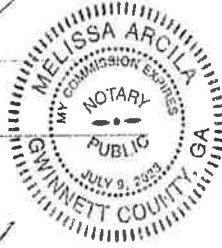


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 329 of the 7th District, Hall County, Georgia (Roberts GMD) as shown and delineated on plat of survey for Brenda R. Bigham & Robert G. Warnicke by Patton-Patton & Associates dated December 4, 1985, and being more particularly described as follows:

Beginning at an iron pin at a point on the Northeastern right-of-way of Holiday Road (State Route #347), said pin being 430 feet Southeast, along said right-of-way, from the intersection of said right-of-way and the centerline of Lee Drive; thence running North 67 degrees 53 minutes 36 seconds East, a distance of 349.90 feet, to an iron pin; thence running South 31 degrees 46 minutes 28 seconds West, a distance of 328.42 feet, to an iron pin on the Northeastern right-of-way of Holiday Road; thence running North 45 degrees 42 minutes 52 seconds West along said right-of-way, a distance of 211.27 feet, to an iron pin, the place or Point of Beginning. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITH THE RIGHT-OF-WAY OF ANY PUBLIC ROAD.

Together with:

All that tract or parcel of land lying and being in Land Lot 329 of the 7<sup>th</sup> District, Hall County, Georgia and being on the Northeasterly right-of-way of Holiday Road, and being a 4.034 acre tract (more or less) more fully shown on a survey by Farley-Collins & Associates, dated 12/5/68, which survey is incorporated by reference for a more particular description, and more particularly described as follows:

Beginning at an iron pin on the Northeasterly right of way line of Holiday Road 337 feet Southeasterly, as measured along the Northeasterly right-of-way line of Holiday Road, from the intersection of the Northeasterly right-of-way line of Holiday Road with the center line of Lee Drive; running thence North 55 degrees 18 minutes East 350.8 feet to an iron pin; thence North 38 degrees 35 minutes West 106.6 feet to an iron pin; thence North 63 degrees 12 minutes East 547.8 feet to an iron pin; thence South 33 degrees 11 minutes East along the line of the property now or formerly owned by Lee 160.4 feet to an iron pin; thence South 38 degrees 31 minutes West along the line of property now or formerly owned by Tommy Smith 299.2 feet to an iron pin; thence South 67 degrees 36 minutes West along the line of property now or formerly owned by Max Ford, Tommy Smith and Frank Holden 596.7 feet to an iron pin on the Northeasterly right-of-way line of Holiday Road; thence North 42 degrees 52 minutes West along the Northeasterly right-of-way line of Holiday Road 89.9 feet to an iron pin at the Point of Beginning; as per survey by Farley-Collins Associates dated December 5, 1968. LESS AND EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY WHICH LIES WITH THE RIGHT-OF-WAY OF ANY PUBLIC ROAD.

Less and Except

That Right-of-Way Deed from Allen E. Rey to the Department of Transportation, filed on January 3, 1995 in Deed Book 2326, Page 58, aforesaid records.

That Warranty Deed from Allen Rey to Colonial Telegraph, J.I.C. filed on June 3, 2008 in Deed Book 6349, Page 173, aforesaid records.

## SCHEDULE B

### Permitted Exceptions

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. No insurance is afforded as to the exact amount of acreage contained within the Land.
3. Terms, conditions and provisions of Conveyance of Access Rights from Department of Transportation State of Georgia, to Brenda R. Bigham and Robert G. Warnicke, dated 01/08/1986, filed in Deed Book 948, Page 191, aforesaid records.
4. Right-of-Way Deed from Allen E. Rey to the Department of Transportation filed on January 3, 1995 in Deed Book 2326, Page 58, aforesaid records.
5. Warranty Deed from Allen Rey to Coconut Telegraph, LLC, filed on June 3, 2008 in Deed Book 6349, Page 173, aforesaid records.
6. Rights of others in and across subject property.