

Return to: T. Treadwell Syfan  
P. O. Box 3280  
Gainesville, GA 30503

STATE OF GEORGIA

COUNTY OF HALL

eFiled and eRecorded  
DATE: 06/03/2022  
TIME: 2:56 PM  
DEED BOOK: 9139  
PAGE: 163 - 165  
FILING FEES: \$25.00  
TRANSFER TAX: \$1,470.20  
PARTICIPANT ID: 6334597300  
PT61: 069-2022-006070  
RECORDED BY: EAR  
CLERK: Charles Baker, C.S.C  
Hall County, GA

### EXECUTOR'S DEED

THIS INDENTURE is made as of 2nd day of June, 2022, between **TERESA C. ROBERTS**, as **Executor of the Estate of Janet C. Chamblee** (hereinafter referred to as the "Deceased"), late of Hall County, Georgia (hereinafter referred to as "Grantor") and **NCP HOLDINGS, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR, acting under and by virtue of the power and authority contained in the last will and testament of the Deceased, said will having been duly probated and recorded in the Court of Probate of Fulton County, Georgia, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following described property:

**The property described on Exhibit "A", attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD the 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 behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

000666

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT  
Filed in office, this 30 day of November  
20 09 at 3:30 Pm. Recorded in Deed  
Book 6636 Page(s) 666-667  
Charles Baker, Clerk By JN  
3:30 Pm

025617

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 134.10

Date 11-30-09

Charles Baker  
Superior Court Clerk  
By JN

FT61 069-2009-007059

After recording, return to: File: ✓  
SMITH, GILLIAM, WILLIAMS, & MILES, P.A.  
301 Green Street, P. O. Box 1098  
Gainesville, Georgia 30503

WARRANTY DEED

THIS INDENTURE is made this 30th day of November, 2009, between  
REGINALD BRYANT NELSON, of the County of White, State of Georgia,  
(hereinafter referred to as "Grantor") and NCP HOLDINGS, LLC, A Georgia limited liability  
corporation, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their  
respective heirs, successors, executors, administrators, legal representatives and assigns where the  
context requires or permits.)

WITNESSETH

GRANTOR, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and  
other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has  
granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell,  
alien, convey and confirm unto Grantee the following described property, to wit:

All of my undivided one third undivided interest in and to the property described on  
"Exhibit A" attached hereto for a full and complete description of subject property, said  
Exhibit being incorporated as a part hereof and being property located in Hall County,  
Georgia.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and  
appurtenances thereof, to the same being, belonging, or in any way appertaining, to the only proper  
use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land  
unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in  
the presence of:

GRANTOR:

[Signature]  
Unofficial Witness

[Signature] (SEAL)  
Reginald Bryant Nelson

[Signature]  
Notary Public  
Commission Expiration Date:

(NOTARIAL SEAL)

This 30th day of November, 2009

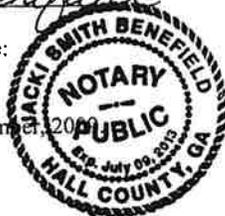


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in G. M. D. 1690 of Hall County, Georgia, containing 17.83 acres as shown on a Plat of Survey prepared for Reggie Nelson by Roger N. London, RLS, dated August 16, 2005, recorded in Plat Book R46, Page 60 of the Hall County, Georgia Deed Records, to which said plat is incorporated herein by reference for a more complete description of the above referenced property.

The Parcel is subject to the existing easements of record and the existing 30-foot driveway easement as shown on the above referenced plat.

RAV

Return to: T. Treadwell Syfan  
P. O. Box 3280  
Gainesville, GA 30503

STATE OF GEORGIA

COUNTY OF HALL

eFiled and eRecorded  
DATE: 06/03/2022  
TIME: 2:56 PM  
DEED BOOK: 9139  
PAGE: 163 - 165  
FILING FEES: \$25.00  
TRANSFER TAX: \$1,470.20  
PARTICIPANT ID: 6334597300  
PT61: 069-2022-005070  
RECORDED BY: EAR  
CLERK: Charles Baker, C.S.C  
Hall County, GA

### EXECUTOR'S DEED

THIS INDENTURE is made as of 2nd day of June, 2022, between **TERESA C. ROBERTS**, as **Executor of the Estate of Janet C. Chamblee** (hereinafter referred to as the "Deceased"), late of Hall County, Georgia (hereinafter referred to as "Grantor") and **NCP HOLDINGS, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

### WITNESSETH

GRANTOR, acting under and by virtue of the power and authority contained in the last will and testament of the Deceased, said will having been duly probated and recorded in the Court of Probate of Fulton County, Georgia, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee the following described property:

**The property described on Exhibit "A", attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD the 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 behoof of Grantee forever, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased.

eFiled and eRecorded  
DATE: 03/10/2022  
TIME: 3:58 PM  
DEED BOOK: 9078  
PAGE: 503 - 508  
FILING FEES: \$25.00  
TRANSFER TAX: \$975.10  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 6334597300  
PT61: 069-2022-002062  
RECORDED BY: JP  
CLERK: Charles Baker, C.S.C  
Hall County, GA

Return to: T. Treadwell Syfan  
Stewart, Melvin & Frost, LLP  
P. O. Box 3280  
Gainesville, Georgia 30503

## LIMITED WARRANTY DEED

### GEORGIA, COUNTY OF HALL

**THIS INDENTURE**, made this 10th day of March, 2022, between **Skinner Family Farms LLC**, a Georgia limited liability company (hereinafter called "**GRANTOR**"), and **NCP Holdings, LLC**, a Georgia limited liability company (hereinafter called "**GRANTEE**").

**WITNESSETH:** That the said **GRANTOR**, for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** the following described property, to-wit:

Property described on **Exhibit "A"** attached hereto and by reference made a part hereof.

**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, to the only 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 whomsoever claiming through or under Grantor.

**WHEREVER** there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered  
in presence of:

SKINNER FAMILY FARMS LLC

By: Bonnie Skinner (SEAL)  
Bonnie K. Skinner, Sole Manager

[Signature]  
Unofficial Witness

Lisa R. Graham  
Notary Public

My Commission Expires



DATE: 09/04/07 COUNTY: Hall PERMIT NO. 09-2007-030-139-143266  
STATE ROUTE: 365 MILE POST: 22.9

**MEMORANDUM TO PERMIT APPLICANTS**

The attached Permit Identification Sign is to be used in an effort to facilitate inspection procedures and to identify approved work locations on the highway right-of-way; however, the use of the sign does not relieve the applicant of the responsibility for maintaining a copy of the approved permit and plan on the job site.

You will note that all information required on this sign with the exception of the contractor's name has been inserted. If work specified by the permit is to be performed by anyone other than the applicant, please insert the name of the contractor or person performing the work in the blank space provided on the sign.

This sign is to be posted by the applicant or the contractor prior to the beginning of construction on a board and stake so as to be visible from the roadway.

When work required by the approved permit is complete, please notify the permit inspector listed below so he can inspect the work performed on highway right-of-way.

Should you have any questions in this matter, please contact our permit inspector.

**Mr. Rodney Gilreath**  
DEPARTMENT OF TRANSPORTATION  
2594 Gillsville Highway  
Gainesville, Georgia 30507  
Telephone: (770) 531-4069

D.O.T. 7572

# DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA



DISTRICT NO. 1 APPROVAL DATE 09/04/2007  
PERMIT NO. 09-2007-030-139 Hall COUNTY  
PERMITTEE Reggie, Nelson  
CONTRACTOR \_\_\_\_\_  
STATE INSPECTOR Rodney Gilreath  
TELEPHONE 770-535-5759

- COMMERCIAL DRIVEWAY
- SPECIAL ENCROACHMENT
- OTHER \_\_\_\_\_

INSPECTOR'S LOG					
INITIAL	DATE	INITIAL	DATE	INITIAL	DATE

DISPLAY THIS WITHIN WORKING AREA SO AS TO BE VISIBLE FROM HIGHWAY

REV. 06/2000



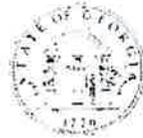
DOT 7412  
REV. 01/1987  
REV. 11/1993  
REV. 06/2000

DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA  
ATLANTA, GEORGIA  
30334-1092

(FOR DOT USE ONLY)	
District No.	1
State Route No.	036500
Mile Point No.	22.9
County	Hall
Permit No.	09-2007-030-139

1432666

Distribution  
(AFTER APPROVAL)  
White - Applicant  
Yellow - General Office  
Blue - District Engineer  
Green - Field Inspector



APPLICATION AND PERMIT FOR (CHECK ONE)

- COMMERCIAL DRIVEWAY     NONCOMMERCIAL DRIVEWAY  
 CITY STREET INTERSECTION     COUNTY ROAD INTERSECTION

TO: GEORGIA DEPARTMENT OF TRANSPORTATION, ATLANTA, GEORGIA 30334-1002

Application is hereby made by Reggie Nelson Name of Applicant 706-878-9577 (Area Code) Phone No.  
2061 Tesnatee Gap Valley Rd. Post Office Address Cleveland GA 30528 City and State Zip Code

for permission to construct a Driveway and/ or Road Access on the Right-of-Way of STATE ROUTE NO. 036500  
U.S. within the City Limits of \_\_\_\_\_ and in Hall County.  
in accordance with the ATTACHED PLANS, subject to the REQUIREMENTS of the Georgia Department of Transportation  
and subject to any SPECIAL REQUIREMENTS set forth herein. This drive and/ or Road Access is proposed to serve a  
Commercial Development

Name and Type of Development  
to be located on the property on the S side of the route beginning 1850 Feet,  
W of the center line, of Cagle Road and Fronting 1950  
W along said Highway; and at mile point 22.9  
W along said Highway; and at mile point 22.9

Permit requested this 16 day of August, 2007.

- NOTE: By signing this application, I hereby certify that:
- The number and size of driveways shown below is the only access that will be requested for the property described above and may be modified or eliminated by DOT upon a change of use of this property.
  - The DOT has the right to revoke this permit upon 30 days written notice.
  - The DOT assumes no responsibility for maintaining the permitted construction beyond the back of curb or normal edge of pavement.
  - CHECK ONE**

The above applicant is owner in fee simple of the property described herein.  
 The above applicant has leased the property herein from the \_\_\_\_\_ and  
owner, \_\_\_\_\_ said lease began on \_\_\_\_\_ and ends on \_\_\_\_\_  
By Reggie Nelson Type or Print Name  
Reggie Nelson Sign in Ink on All Copies  
Owner Title  
If Agent or Official for Applicant

FORM! TO BE COMPLETED BELOW THIS LINE BY GEORGIA DEPARTMENT OF TRANSPORTATION

Non-Limited Access - Approval by District Office     Limited Access - Approval by General Office  
SPECIAL REQUIREMENTS: (by DOT only)

PERMIT GRANTED to make the above-described installation (2 rt. in / rt. out) in accordance  
No. and Size of Driveways  
with REQUIREMENTS of the Georgia Department  
of Transportation; this 14th day of September, 2007

This permit is to be strictly construed and no work other than that specifically  
described above is hereby authorized. The work authorized herein must begin  
within three months from the date of approval and must become completed on  
a schedule satisfactory to the department and not to exceed twelve months  
from the date the permit is approved.  
By Russell R. McHenry District Engineer sdk Title

No modifications or changes may be made to the text of this permit, unless agreed upon in writing by the  
Department. A copy of the form for this permit is on file with the Department's Office of Traffic Operations,  
General Office, and the language therein shall be deemed to control in the event of any dispute concerning  
the specific provisions of this permit or any modifications to same.

THIS PERMIT IS APPROVED SUBJECT TO THE  
REVISIONS AND ADDITIONS SHOWN IN RED  
ON THE ATTACHED PLAN COPY AND SHALL  
REMAIN DEPENDENT UPON COMPLIANCE WITH THESE