

CORRECTIVE

340

279

TRUSTEE'S DEED UNDER POWER

STATE OF GEORGIA,  
COUNTY OF HALL

THIS INDENTURE, made and entered into this the 21st day of May, 1987, between THE FIRST NATIONAL BANK OF GAINESVILLE, as Trustee under a Trust Agreement with ETHEL STRINGER dated June 8, 1982, ("Grantor") and SONSTEGARD FOODS, INC., a Georgia corporation (the "Grantee").

WITNESSETH:

WHEREAS, pursuant to a deed dated June 8, 1982, funding the Trust created under a Trust Agreement of even date therewith, and recorded in Deed Book 788, pages 263-264 of the Hall County Records, (the "Trust Agreement") Ethel Stringer (a/k/a Ethel Lucille Stringer) conveyed certain property, including the property hereinafter conveyed, to Benjamin M. Smith as Trustee under the Trust Agreement; and

WHEREAS, by Order of the Superior Court of Hall County, Georgia in Civil Action File No. K84-13,939, the First National Bank of Gainesville, Georgia was appointed Trustee of the Trust Agreement to replace Benjamin M. Smith who had resigned as Trustee, a certified copy of which Order is recorded in Deed Book 857, page 332 of the Hall County Records; and

WHEREAS, pursuant to and by virtue of the powers conferred on the Trustee set forth in Item Five of the Trust Agreement, which powers appear of record in Deed Book 833, pages 374-379 of the Hall County Records, the Trustee makes and delivers this deed to the Grantee.

NOW, THEREFORE, in consideration of the premises and of the sum of EIGHT THOUSAND AND NO/100 (\$8,000.00) DOLLARS cash in hand paid, the receipt whereof is hereby acknowledged, the Grantor has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, the property described in the legal description attached hereto as Exhibit "A" and incorporated herein by reference (the "Property").

WHELEHEL DUNLAP  
& SIGHILLAT  
POST OFFICE BOX ONE  
GAINESVILLE, GEORGIA  
30602

DOB

TO HAVE AND TO HOLD the same together with the rights, members and appurtenances thereunto belonging, or anywise appertaining, to the proper use, benefit and behoof of the Grantee, its successors and assigns, in FREE SIMPLE; and the said Grantor, as Trustee, hereby warrants that the title to the property is free of any encumbrances placed on the property by it and that it conveys all of the right, title and interest acquired by it pursuant to the deed of the Property to the Trust by Ethel Stringer on June 8, 1982.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed by its duly authorized officers and its corporate seal affixed as Trustee as aforesaid the day and year first above written.

Signed, sealed and delivered  
this 21st day of May,  
1987.

THE FIRST NATIONAL BANK OF  
GAINESVILLE, as Trustee under  
Trust Agreement dated June 8, 1982.

Jerry Carder  
Witness

By: [Signature]  
Jerry Baumgardner, Group Vice-President  
and Senior Trust Officer

Rei L. Amour  
Notary Public

Notary Public, Hall County, Georgia  
Commission Expires Nov. 15, 1991  
Title ASSISTANT TRUST OFFICER

(CORPORATE SEAL)



HALL COUNTY, Georgia  
Real Estate Transfer Tax

Amount \$ 8.00  
Date May 21, 1987  
Dwight S. Wood  
Clerk of Superior Court

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT

FILED IN OFFICE THIS 21 DAY OF May  
19.87 AT 3:15 P.M. RECORDED IN BOOK NO.  
1109 PAGE 219-281 THIS 22 DAY OF  
May 1987  
Dwight S. Wood  
DWIGHT S. WOOD, Clerk

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT

FILED IN OFFICE THIS 28 DAY OF May  
19.87 AT 1:55 P.M. RECORDED IN BOOK NO.  
1111 PAGE 240-312 THIS 29 DAY OF  
May 1987  
Dwight S. Wood  
DWIGHT S. WOOD, Clerk

Td. W.D.G.  
Attn. Gramm

WHELCHER, DUNLAP  
& SHILKIN  
POST OFFICE BOX ONE  
GAINESVILLE, GEORGIA  
30601

Td. W.D.G.

YDB

342

274

**EXHIBIT "A"**

All that tract or parcel of land lying and being in Land Lot 7 of the 8th Land District of Hall County, Georgia containing 1.00 acre according to plat of survey entitled "Survey for First National Bank, Trustee Ethel Stringer Trust" prepared by Farley-Collins Associates, Georgia Registered Surveyors dated February 14, 1983 and last revised April 29, 1987 and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING begin at the intersection of the southerly right-of-way of Browns Bridge Road and the easterly right-of-way of Old Flowery Branch Road and thence run North 62 degrees 15 minutes 30 seconds East 279.34 feet to an iron pin; thence leaving the right-of-way of Browns Bridge Road the following courses and distances along property of Moss Robertson, Davis-Washington Lumber Company and W. Jess Murphy and Glenn Stringer Estate, to wit: South 21 degrees 28 minutes 15 seconds East 386.04 feet; South 42 degrees 50 minutes 41 seconds East 20.23 feet; South 18 degrees 22 minutes 50 seconds East 201.15 feet; South 24 degrees 14 minutes 58 seconds East 75.52 feet; South 29 degrees 14 minutes 47 seconds East 195.38 feet; South 29 degrees 02 minutes 31 seconds East 743.87 feet to an iron pin corner; South 29 degrees 02 minutes 31 seconds East 113.06 feet; South 30 degrees 05 minutes 31 seconds East 656.7 feet to an iron pin and the TRUE POINT OF BEGINNING and from this true point of beginning run South 60 degrees 15 minutes 39 seconds West 292.53 feet to an iron pin corner; thence North 37 degrees 39 minutes 58 seconds West 145.25 feet to an iron pin corner; thence North 60 degrees 08 minutes 38 seconds East 311.67 feet to an iron pin corner; thence South 30 degrees 05 minutes 31 seconds East 144.50 feet to the point of beginning.

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*file: Stewart, Melvin  
Trust*

WARRANTY DEED

298

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this \_\_\_\_\_ day of May in the Year of Our Lord One Thousand Nine Hundred and ninety-five between

of the State of Minnesota and County of \_\_\_\_\_ (hereinafter called "GRANTOR"), and Bonstegard Foods of Georgia, Inc.

of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten (\$10.00) and other valuable consideration \_\_\_\_\_ DOLLARS, 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:

All that tract or parcel of land more particularly described according to Exhibit "A" attached hereto and made a part hereof.

This deed is given to correct the name of the Grantee in the prior Deed to this property which is recorded in Deed Book 1083, pages 179-181, Hall County, Georgia Deed Records.

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 0

Date 6-30-95

DWIGHT S. WOOD  
Clerk of Superior Court

By *[Signature]*

Georgia, Hall County, Clerk Superior Court  
Filed in office this \_\_\_\_\_ day of \_\_\_\_\_  
19 \_\_\_\_\_ at \_\_\_\_\_ recorded in Book \_\_\_\_\_  
Page \_\_\_\_\_ of this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
DWIGHT S. WOOD, Clerk

00. 34352

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.

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 his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_ SD

My Commission Expires: 11-14-96

Date signed by Notary: 6-13-95

(SEAL)

BONSTEGARD FOODS COMPANY, INC.  
BY: *[Signature]* (SEAL)  
BY: *[Signature]* (SEAL)

KATHLEEN ALTMAN  
NOTARY PUBLIC  
SOUTH DAKOTA (SEAL)

KATHLEEN ALTMAN, Notary Public  
My Commission Expires Nov. 14, 1996

EXHIBIT "A"

All that tract or parcel of land, situate, lying and being in Land Lots 7 and 8 of the 8th Land District of Hall County, Georgia, and being 9.00 acres and is more fully shown and described in a Plat of the property of Seymour Foods, Inc., prepared by Farley Collins and Associates, Registered Surveyors, dated October 30, 1970, and revised September 18, 1974, and recorded in Plat Book 57, page 242 of the Hall County Records, and as more particularly described according to said Farley Collins & Associates Survey as follows:

BEGINNING at an iron pin located on the Northeasterly right-of-way of Memorial Park Road, said beginning point being located 1831.8 feet from the center line of Flowery Branch Road as measured along the Northeasterly right-of-way of Memorial Park Road; thence from said point of beginning North 59° 17' East 730.48 feet to an iron pin corner; thence South 38° 05' East 162.50 feet to an iron pin corner; thence North 59° 56' East 293.30 feet to an iron pin corner; thence South 30° 10' East 300.00 feet to an iron pin; thence South 58° 21' West 826.73 feet to an iron pin located on the Northeasterly right-of-way of Memorial Park Road; thence North 54° 57' West 524.0 feet along the Northeasterly right-of-way of Memorial Park Road to the point of beginning.

This being the same property that was conveyed and described in a Warranty Deed from Crystal Farms, Inc., to Seymour Foods, Inc., dated September 27, 1974, recorded in Deed Book 556, page 229, in the Office of the Clerk of the Superior Court of Hall County, Georgia.

02407  
0300

*W. Stewart Nelson*

HALL COUNTY, Georgia  
Real Estate Transfer Tax

WARRANTY DEED

Paid \$ 0  
Date 6-30-95

GEORGIA, COUNTY OF HALL 300

DWIGHT S. WOOD  
Clerk Superior Court

By *W. Stewart Nelson*  
in the  
between

THIS INDENTURE, made this 30 day of May  
Year of Our Lord One Thousand Nine Hundred and ninety-five  
Philip Orme Sonstegard

of the State of South Dakota and County of Minnehaha (hereinafter called "GRANTOR"), and

Sonstegard Foods of Georgia, Inc.  
of the State of Georgia and County of Hall (hereinafter called "GRANTEE").

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten (\$10.00) and other valuable consideration \_\_\_\_\_ DOLLARS, 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:

All that tract or parcel of land lying and being in Land Lot Eight in the Eighth District of Hall County, Georgia, described as follows:

BEGINNING at the intersection of the northeast side of the right of way of Memorial Park Road with the centerline of Flat Creek thence along the northeast side of the right of way of Memorial Park Road north 45 degrees 33 minutes west 100 feet and north 5 degrees 43 minutes west 100 feet and north 53 degrees 53 minutes west 55 feet and north 55 degrees 33 minutes west 292.94 feet to an iron pin; thence north 57 degrees 53 minutes east 826.73 feet along line of property formerly known as Crystal Farms property to an iron pin; thence south 30 degrees 38 minutes east 486.8 feet to an iron pin; thence continuing south 30 degrees 38 minutes east 20 feet to the center of Flat Creek; thence along the centerline of Flat Creek generally as follows: south 80 degrees 37 minutes west 180 feet and south 62 degrees 02 minutes west 130 feet and south 37 degrees 12 minutes west 150 feet and south 48 degrees 27 minutes west 187 feet to the beginning point. Containing 7.76 acres.

Said property is conveyed subject to Easement for City of Gainesville Sewer line near Flat Creek and Easement to Hall County and City of Gainesville to dredge Flat Creek.

This deed is given to correct the name of the Grantee in the prior Deed to this property which is recorded in Deed Book 1089, page 281, Hall County, Georgia Deed Records.

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.

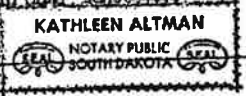
WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

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

Signed, sealed and delivered in presence of:  
*Dawn McElroy*  
Unofficial Witness

x *Philip Orme Sonstegard*  
Philip Orme Sonstegard

*Kathleen Altman*  
Notary Public, Minnehaha County, SD  
My Commission Expires: 11-14-96  
Date signed by Notary: 6-13-95



KATHLEEN ALTMAN, Notary Public  
My Commission Expires Nov. 14, 1996

(SEAL)

Georgia, Hall County, Clerk Superior Court  
Filed in office this 30 day of May  
1995 at \_\_\_\_\_ recorded in Book 2477  
Page 30 of \_\_\_\_\_ day of \_\_\_\_\_ 1995  
D. D. 34352