

000415

027242

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 1,426.80

Date 8-2-05

DWIGHT S. WOOD
Clerk Superior Court

By DT

069-2005-006941

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 5394
AND RECORDED IN BOOK
PAGE (S) 415-418 THIS 2
DAY OF August 2005 AT 3:55 PM
DWIGHT S. WOOD, CLERK BY DT
33079,80

Prepared by/return to:

Edgar B. Dunlap, II
Welchel & Dunlap, LLP
Post Office Box 1
Gainesville, GA 30503

LIMITED WARRANTY DEED

GEORGIA, HALL COUNTY

THIS INDENTURE, made this 27th day of July, 2005, between **LILLIAN FRASER**,
Grantor, and **THE MEDICAL CENTER FOUNDATION, INC.**, Grantee,

WITNESSETH:

That the said Grantor, for and in consideration of TEN (\$10.00) DOLLARS AND
OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before the sealing
and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has
granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey
unto the said Grantee the property described on Exhibit "A" attached hereto and incorporated
herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and
appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the said Grantor
WARRANTS the title to same against the lawful claims of all persons owning, holding, or
claiming by, through or under Grantor herein.

Whenever 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.

[Handwritten signature]

000416

IN WITNESS WHEREOF, Grantor has executed this instrument and affixed her seal
hereto the day and year first above written.

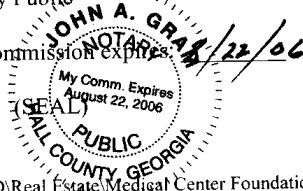
Signed, sealed and delivered
in the presence of:

Adam A. Hilde
Unofficial Witness

Lillian Fraser (SEAL)
LILLIAN FRASER

John A. Grant
Notary Public

My commission expires:



PAEBD\Real Estate\Medical Center Foundation pur fm Fraser, Lillian

000417

EXHIBIT "A"

TRACT ONE:

All that tract or parcel of land, lying and being in Land Lot 104 of the 10th District, Hall County, Georgia, being more particularly described as follows:

Commence at a right of way monument found at the most northerly point of the mitered right of way of the northerly variable width right of way line of Southers Road and the westerly variable width right of way line of S. R. 60/Thompson Bridge Road; thence along said right of way line of S.R. 60/Thompson Bridge Road the following courses: along a curve to the left having a radius of 11402.28 feet and an arc length of 116.11 feet, being subtended by a chord of North 35 degrees 34 minutes 07 seconds West for a distance of 116.11 feet to an iron pin set, North 35 degrees 51 minutes 32 seconds West for a distance of 0.60 feet to an iron pin set, along a curve to the right having a radius of 11517.24 feet and an arc length of 88.14 feet, being subtended by a chord of North 35 degrees 38 minutes 28 seconds West for a distance of 88.14 feet to an iron pin set, North 27 degrees 42 minutes 45 seconds West for a distance of 60.81 feet to an iron pin set, along a curve to the right having a radius of 11509.24 feet and an arc length of 36.48 feet, being subtended by a chord of North 35 degrees 31 minutes 13 seconds West for a distance of 36.48 feet to a ½ inch rebar found, said point being the True Point of Beginning;

Thence, leaving said right of way South 56 degrees 17 minutes 42 seconds West for a distance of 538.09 feet to an iron pin set; thence, South 56 degrees 17 minutes 42 seconds West for a distance of 164.57 feet to a 1 inch open top pipe found beside a 22 inch oak; thence, South 54 degrees 30 minutes 54 seconds West for a distance of 999.23 feet to an iron pin set; thence, South 89 degrees 19 minutes 03 seconds West for a distance of 176.93 feet to a ½ inch rebar found on the land lot line common to Land Lots 99 and 104; thence, along said land lot line North 00 degrees 28 minutes 12 seconds West for a distance of 423.81 feet to an iron pin set; thence, North 00 degrees 47 minutes 19 seconds East for a distance of 801.20 feet to an axle found; thence, leaving said land lot line South 56 degrees 47 minutes 15 seconds East for a distance of 189.24 feet to a ½ inch rebar found; thence, South 56 degrees 57 minutes 09 seconds East for a distance of 84.99 feet to the base of a ½ inch rebar found (disturbed); thence, North 42 degrees 44 minutes 25 seconds East for a distance of 255.68 feet to a 1 inch rod found; thence, North 43 degrees 29 minutes 47 second East for a distance of 298.65 feet to a ½ inch open top pipe found; thence, North 43 degrees 44 minutes 07 seconds East for a distance of 100.32 feet to an axle found; thence, North 43 degrees 33 minutes 07 second East for a distance of 313.55 feet to an iron pin set; thence, North 42 degrees 35 minutes 07 seconds East for a distance of 102.07 feet to an iron pin set on the westerly variable right of way line of S.R. 60/Thompson Bridge Road; thence, along said right of way the following courses: South 34 degrees 50 minutes 04 second East for a distance of 217.07 feet to an iron pin set; South 34 degrees 16 minutes 57 seconds East for a distance of 720.21 feet to an iron pin set; along a curve to the left having a radius of 11509.24 feet and an arc length of 132.11 feet, being subtended by a chord of South 34 degrees 28 minutes 35 second East for a distance of 132.11 feet to a ½ inch rebar found, said point being the True Point of Beginning;

Said property contains 1,510.047 square feet or 34.67 acres and being all of Tract 1 as shown on that certain survey entitled "Wal-Mart Stores East, L.P. and Chicago Title Insurance Company" prepared by Wolverson & Associates, Incorporated and bearing the seal and certification of Lewis M. Brown, Jr., Georgia Registered Land Surveyor Number 2283, dated November 3, 2004.

*and
L.F.*

000418

TRACT TWO:

All that tract or parcel of land, lying and being in Land Lot 104 of the 10th District, Hall County, Georgia, being more particularly described as follows:

Commence at a right of way monument found at the most northerly point of the mitered right of way of the northerly variable width right of way line of Southers Road and the westerly variable width right of way line of S.R. 60/Thompson Bridge Road, said point being the True Point of Beginning;

Thence, along said mitered right of way South 20 degrees 36 minutes 24 seconds West for a distance of 11.71 feet to a mark in concrete; thence, leaving said mitered right of way and along the northerly variable width right of way line of Southers Road the following courses: a curve to the right having a radius of 495.57 feet and an arc length of 113.29 feet, being subtended by a chord of South 59 degrees 45 minutes 09 seconds West for a distance of 113.04 feet to an iron pin set; South 68 degrees 06 minutes 08 seconds West for a distance of 47.09 feet to an iron pin set; along a curve to the left having a radius of 526.80 feet and an arc length of 190.20 feet, being subtended by a chord of South 57 degrees 45 minutes 36 seconds West for a distance of 189.17 feet to an iron pin set; along a curve to the left having a radius of 1431.66 feet and an arc length of 129.36 feet, being subtended by a chord of South 44 degrees 34 minutes 21 seconds West for a distance of 129.32 feet to an iron pin set; South 41 degrees 59 minutes 13 seconds West for a distance of 125.26 feet to an iron pin set; along a curve to the right having a radius of 1563.32 feet and an arc length of 39.98 feet, being subtended by a chord of South 42 degrees 41 minutes 54 second West for a distance of 36.98 feet to an iron pin set; thence, leaving said right of way North 14 degrees 17 minutes 15 seconds West for a distance of 236.97 feet to a ½ inch rebar found beside an axle; thence, North 22 degrees 50 minutes 33 seconds West for a distance of 132.51 feet to an iron pin set; thence, North 56 degrees 17 minutes 42 seconds East for a distance of 538.09 feet to a ½ inch rebar found on the westerly variable width right of way line of S.R. 60/Thompson Bridge Road; thence, along said right of way the following courses: a curve to the left having a radius of 11509.24 feet and an arc length of 36.48 feet, being subtended by a chord of South 35 degrees 31 minutes 13 seconds East for a distance of 36.48 feet to an iron pin set; South 27 degrees 42 minutes 45 seconds East for a distance of 60.81 feet to an iron pin set; along a curve to the left having a radius of 11517.24 feet and an arc length of 88.14 feet, being subtended by a chord of South 35 degrees 38 minutes 28 seconds East for a distance of 88.14 feet to an iron pin set; South 35 degrees 51 minutes 32 seconds East for a distance of 0.60 feet to an iron pin set; along a curve to the right having a radius of 11401.28 feet and an arc length of 116.11 feet, being subtended by a chord of South 35 degrees 34 minutes 07 seconds East for a distance of 116.11 feet to a right of way monument found, said point being the True Point of Beginning;

Said property contains 174,397 square feet or 4.00 acres and being all of Tract 2 as shown on that certain survey entitled "Wal-Mart Stores East, L.P. and Chicago Title Insurance Company" prepared by Wolverson & Associates, Incorporated and bearing the seal and certification of Lewis M. Brown, Jr., Georgia Registered Land Surveyor Number 2283, dated November 3, 2004.

Handwritten signature/initials

After recording, return to:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, Georgia 30501

eFiled and eRecorded
DATE: 02/09/2022
TIME: 12:33 PM
DEED BOOK: 9056
PAGE: 165 - 166
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 5598194144
PT61: 069-2022-001098
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

ADMINISTRATOR'S DEED

STATE OF GEORGIA,
COUNTY OF HALL

THIS INDENTURE, made this 8th day of February, 2022, between **Wilma Irene Campbell, as administrator of the Estate of Patricia Lee Emmett, deceased**, hereinafter called Grantor, and **Northeast Georgia Health System, Inc.**, a Georgia not-for-profit corporation, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor (acting under and by virtue of the authority granted by (i) those Letters of Administration dated October 30, 2019, and (ii) Order dated January 21, 2022, approving Grantor's Petition for Leave to Sell Real Property, each issued by the Probate Court of Hall County in In Re: Estate of Patricia Lee Emmett, Estate No. E-19-324) for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are 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:

All that tract or parcel of land lying and being in Bark Camp District of Hall County, Georgia, consisting of 4.02 acres, more or less, according to a plat by Owen Patton, Georgia Registered Surveyor, recorded in Plat Book 55, Page 101 of the Hall County, Georgia, Plat Records, said plat description being specifically incorporated herein by reference, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin located on the south side of the right-of-way of Price Road, said iron pin lying 228 feet, as measured along the south side of the right-of-way of said Price Road, northwest of the centerline of Georgia Highway 60, thence along the boundary line of property now or formerly owned by Wilbert E. Robinson the following courses and distances S41-

42W, 102.21 feet to an iron pin, thence S11-10W, 60.60 feet to an iron pin; thence S30-30W, 259.36 feet to an iron pin; thence S59-30E, 141.80 feet to an Iron pin; thence along the boundary line of Property now or formerly owned by Souther S43-00W, 655.53 feet to an iron pin, thence N17-09E, 1,067.98 feet to an iron pin located on the south side of the right-of-way of Price Road, thence along the right-of-way of said Price Road the following courses and distances: S67-21E, 107.16 feet, S60-43E. 140.40 feet to an iron pin located at the point of BEGINNING.

This property being subject to existing utility easements.

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.

IN WITNESS WHEREOF, Wilma Irene Campbell as Administrator as aforesated, has hereunto set her hand and seal the day and year above written.

Signed, sealed and delivered as of
this 8th day of February, 2022,
in the presence of:

Elaine A. Barnett

Unofficial Witness

B. Weber

Notary Public

My Commission Expires

(NOTARY SEAL)



Wilma Campbell, Administrator
Wilma Irene Campbell, as Administrator
of the Estate of Patricia Lee Emmett,
deceased

eFiled and eRecorded
DATE: 02/09/2022
TIME: 12:33 PM
DEED BOOK: 9056
PAGE: 167 - 169
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 5598194144
PT61: 069-2022-001102
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, Georgia 30501
File 1938.008

QUIT CLAIM DEED

THIS INDENTURE is made this 8th day of February, 2022, between **TERESA RENEE CORLEY, an individual resident of the State of Georgia, individually and as Executor of the Estate of VERNON MOSES EMMETT (deceased); WILMA IRENE CAMPBELL, an individual resident of the State of Georgia, individually and as Administrator of the Estate of PATRICIA LEE EMMETT (deceased), and DEBORAH (a/k/a DEBRA) DIANN EMMETT, by and through her duly appointed, authorized, and acting guardian, WILMA IRENE CAMPBELL,** parties of the first part, hereinafter referred to as "Grantors," and **NORTHEAST GEORGIA HEALTH SYSTEM, INC.,** a Georgia not-for-profit corporation, party of the second part, hereinafter referred to as "Grantee" ("Grantors" and "Grantee" to include their respective successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

THAT Grantors for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, do by these presents remise, release and forever quit-claim unto Grantee all of the Grantors' right, title and interest in and to:

All that tract or parcel of land lying and being in Bark Camp District of Hall County, Georgia, consisting of 4.02 acres, more or less, according to a plat by Owen Patton, Georgia Registered Surveyor, recorded in Plat Book 55, Page 101 of the Hall County, Georgia, Plat Records, said plat description being specifically incorporated herein by reference, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin located on the south side of the right-of-way of Price Road, said iron pin lying 228 feet, as measured along the south side of the right-of-way of said Price Road, northwest of the centerline of Georgia Highway 60, thence along the boundary line of property now or formerly owned by Wilbert E. Robinson the following courses and distances S41-42W, 102.21 feet to an iron pin, thence S11-10W, 60.60 feet to an iron pin; thence S30-30W, 259.36 feet to an iron pin: thence S59-30E, 141.80 feet to an Iron pin: thence along the boundary line of Property now or formerly owned by Souther S43-00W, 655.53 feet to an iron pin, thence N17-09E, 1,067.98 feet to an iron pin located on the south side of the right-of-way of Price Road, thence along the right-of-way of said Price Road

the following courses and distances: S67-21E, 107.16 feet, S60-43E, 140.40 feet to an iron pin located at the point of BEGINNING.

This property being subject to existing utility easements.

The above-described property is the same as that shown on that ALTA/NSPS Land Title Survey for Wilma Irene Campbell, Teresa Renee Corley, Deborah Diann Emmett, Northeast Georgia Health System, Inc., and Chicago Title Insurance Company, prepared by Richard E. Millard, RLS, Rochester & Associates, LLC, dated December 6, 2021, jn. G22461, and being more particularly described according to said survey as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104, 10th DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PRICE DRIVE (50' R/W) WITH THE SOUTHERN RIGHT-OF-WAY OF PRICE ROAD, A.K.A STATE ROUTE 136 (R/W VARIES); THENCE SOUTH 64°39'09" WEST, A DISTANCE OF 339.26 FEET TO A CONCRETE MONUMENT FOUND (R/W, DISTURBED) ON THE SOUTHERN RIGHT-OF-WAY OF SAID PRICE ROAD AND THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 66°52'56" EAST, A DISTANCE OF 246.11 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF WEBB & SONS, LLC THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°01'23" WEST, A DISTANCE OF 101.85 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE SOUTH 11°20'35" WEST, A DISTANCE OF 60.91 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE SOUTH 30°38'51" WEST, A DISTANCE OF 258.93 FEET TO AN IRON PIN FOUND (3/4" OPEN TOP PIPE); THENCE SOUTH 59°21'09" EAST, A DISTANCE OF 141.80 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF THE MEDICAL CENTER FOUNDATION, INC., SOUTH 43°12'15" WEST, A DISTANCE OF 655.34 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE SUBDIVISION NOW OR FORMERLY KNOWN AS PARK PLACE SUBDIVISION AND THE PROPERTY NOW OR FORMERLY OF W&P PROPERTIES, LLC, NORTH 17°16'28" EAST, A DISTANCE OF 1052.20 FEET TO THE **TRUE POINT OF BEGINNING**.

TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantors nor any entity or entities claiming under Grantors shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Land or its appurtenances, or any rights thereof.

The purpose of this Deed is for each of the undersigned to join in and indicate consent to that Executor's Deed and Administrator's Deed of even date herewith, given respectively by Teresa Renee Corley and Wilma Irene Campbell as Executor and Administrator of the Estates of Vernon Moses Emmett and Patricia Lee Emmett, and to further confirm that Grantors have hereby conveyed, released, and forever quit-claimed all right, title and interest any of them may have as beneficiaries and/or heirs of either of such estates.

eFiled and eRecorded
DATE: 06/17/2022
TIME: 4:21 PM
DEED BOOK: 9147
PAGE: 501 - 503
FILING FEES: \$25.00
TRANSFER TAX: \$130.00
PARTICIPANT ID: 5598194144
PT61: 069-2022-005457
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste.310
Gainesville, Georgia 30501

Map No. 10104 000023

LIMITED WARRANTY DEED

THIS INDENTURE is made this 17th day of June, 2022, between **WHIT & PAT PROPERTIES, LLC**, formerly known as **W & P PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor") and **NORTHEAST GEORGIA HEALTH SYSTEM, INC.**, a Georgia not-for-profit 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 DOLLARS 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 that tract or parcel of land situated, lying and being in Land Lot No. 104 of Hall County, Georgia, near Corinth Church about seven miles northwest of Gainesville, and being a portion of Lot No. Twenty-one (21) of the John A. Gaines lands as shown by a plat thereof made by S.C. Moon, C.E., and recorded in Plat Book 3, Pages 117-118, Clerks Office, Hall Superior Court, the tract herein conveyed being more fully described as follows: Beginning at a stake on the Bark Camp Road, being East corner of a lot herein conveyed and corner common to property owned by Art Sund; and running thence in a Westerly direction along Bark Camp Road a distance of one hundred (100) feet to stake on line of property owned by Thomas W. Rylee; thence a Southerly direction along line of other property of Thomas W. Rylee, a distance of four hundred (400) feet to a stake on line of Rylee property; thence in an Easterly direction along line of other property of Rylee, a distance of one hundred (100) feet to stake on line of property of Art Sund; thence along line of Art Sund property, a distance of four hundred (400) feet to the beginning stake corner on said road.

Being a part of the same property as described and conveyed in deed from John A. Gaines, by Executors, to Thomas W. Rylee, as recorded in Book 74, page 130; and also being the same

property as described and conveyed in deed from Thomas W. Rylee to Delmar Lee, as shown recorded in Book 82, Page 199, Clerk's Office, Hall Superior Court.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**; the said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other subject only to permitted exceptions on Exhibit "A" attached hereto and incorporated by reference herein.

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

Elaine A. Barrett
Unofficial Witness

B. Weber
Notary Public

Notary Seal Affixed
My Commission Expires:



WHIT & PAT PROPERTIES, LLC,
formerly known as **W & P PROPERTIES,**
LLC, a Georgia limited liability company

By: Alfred W. Powell (SEAL)
Alfred W. Powell, Manager

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. State and County ad valorem taxes for 2022 and future years which are a lien not yet due and payable.
2. Zoning and other ordinances affecting subject property.
3. General utility and right-of-way easements serving the property and upon which any improvements as may exist thereon do not encroach.

eFiled and eRecorded
DATE: 06/17/2022
TIME: 4:21 PM
DEED BOOK: 9147
PAGE: 504 - 506
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 5598194144
PT61: 069-2022-005458
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, Georgia 30501

QUIT CLAIM DEED

THIS INDENTURE is made this 17th day of June, 2022, between **WHIT & PAT PROPERTIES, LLC**, formerly known as **W & P PROPERTIES, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantor") and **NORTHEAST GEORGIA HEALTH SYSTEM, INC.**, a Georgia not-for-profit corporation (hereinafter referred to as "Grantee"), party of the second part, hereinafter referred to as "Grantee" ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

THAT Grantor, for the sole purpose hereinafter set forth, and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, does by these presents remise, release and forever quit-claim unto Grantee all of the Grantor's right, title and interest in and to:

All that tract or parcel of land described on **Exhibit "A"** attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim, or demand any right, title, or interest in or to the Land or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed under seal by its properly and duly authorized officers as of the day, month and year first above written.

Signed, sealed and delivered in the presence of :

Elaine A. Barnett
Unofficial Witness

R. Weber
Notary Public

My commission expires

[NOTARIAL SEAL]



GRANTOR:

WHIT & PAT PROPERTIES, LLC,
formerly known as **W & P PROPERTIES,**
LLC, a Georgia limited liability company

By: Alfred W. Powell (SEAL)
Alfred W. Powell, Manager

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104, 10th DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 0.916 ACRE OR 39,886 SQUARE FEET, MORE OR LESS, AND SHOWN AS "TRACT 1" ON THAT ALTA/NSPS LAND TITLE SURVEY FOR "W& P PROPERTIES, LLC, WHIT POWELL, NORTHEAST GEORGIA HEALTH SYSTEM, INC. & CHICAGO TITLE INSURANCE COMPANY," DATED MARCH 16, 2022, PREPARED BY ROCHESTER & ASSOC., LLC, RICHARD E. MILLARD, RLS, JN. G222028, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PRICE AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PRICE DRIVE (50' R/W) WITH THE SOUTHERN RIGHT-OF-WAY OF PRICE ROAD, A.K.A STATE ROUTE 136 (R/W VARIES); THENCE SOUTH 50°18'33" EAST, A DISTANCE OF EAST, A DISTANCE OF 144.59 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE) ON THE SOUTHERN CRIMPED TOP PIPE) ON THE SOUTHERN RIGHT-OF-WAY OF SAID PRICE ROAD; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 71°08'14" EAST, A DISTANCE OF 36.93 FEET TO A POINT; THENCE SOUTH EAST, A DISTANCE OF 36.93 FEET TO A POINT; THENCE SOUTH 73°14'37" EAST, A DISTANCE OF 62.44 FEET TO AN IRON PIN FOUND (1/2" EAST, A DISTANCE OF 62.44 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH CAP) AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, SOUTH 77°08'41" EAST, A DISTANCE OF 103.19 FEET TO A CONCRETE MONUMENT FOUND STAMPED "R/W"(DISTURBED); THENCE LEAVING SAID R/W" (DISTURBED); THENCE LEAVING SAID (DISTURBED); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF VERNON EMMETT, SOUTH 17°16'28" WEST, A DISTANCE OF 389.22 FEET TO A POINT; WEST, A DISTANCE OF 389.22 FEET TO A POINT; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LOT 6 OF PRICE PLACE SUBDIVISION, NORTH 77°23'30" WEST, A DISTANCE OF 102.29 FEET TO AN IRON WEST, A DISTANCE OF 102.29 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTIES NOW OR FORMERLY REBAR); THENCE ALONG THE PROPERTIES NOW OR FORMERLY OF JACQUELINE A. WALDEN AND PRICE PLACE LOT 2, NORTH 17°08'12" EAST, A DISTANCE OF 389.60 FEET TO THE TRUE POINT OF BEGINNING.

eFiled and eRecorded
DATE: 06/17/2022
TIME: 4:13 PM
DEED BOOK: 9147
PAGE: 489 - 491
FILING FEES: \$25.00
TRANSFER TAX: \$430.00
PARTICIPANT ID: 5598194144
PT61: 069-2022-005453
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste.310
Gainesville, Georgia 30501

Map No. 10104 000031

LIMITED WARRANTY DEED

THIS INDENTURE is made this 17th day of June, 2022, between **WHIT POWELL** (hereinafter referred to as "Grantor") and **NORTHEAST GEORGIA HEALTH SYSTEM, INC.**, a Georgia not-for-profit 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 DOLLARS 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 that tract or parcel of land lying and being in Land Lot 104, 10th District, Hall County, Georgia consisting of Lot 2, Price Place Subdivision and being more particularly described according to a survey for Richard E. & Rhonda E. Abreu & Decatur Federal Savings and Loan Association, by Henry Grady Jarrard, Registered Surveyor, dated July 19, 1989 and being recorded in the Clerk's Office of the Superior Court of Hall County, Georgia in Plat Book 137, Page 90. Said plat and the record thereof are herein incorporated for a full and complete legal description.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**; the said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other subject only to those permitted exceptions on Exhibit "A" attached hereto.

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

Elaine A. Barnett
Unofficial Witness

Whit Powell (SEAL)
Whit Powell

R. Weber
Notary Public
Notary Seal Affixed
My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 104, 10th DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 0.331 ACRE OR 14,419 SQUARE FEET, MORE OR LESS, AND SHOWN AS "TRACT 2" ON THAT ALTA/NSPS LAND TITLE SURVEY FOR "W& P PROPERTIES, LLC, WHIT POWELL, NORTHEAST GEORGIA HEALTH SYSTEM, INC. & CHICAGO TITLE INSURANCE COMPANY," DATED MARCH 16, 2022, PREPARED BY ROCHESTER & ASSOC., LLC, RICHARD E. MILLARD, RLS, JN. G222028, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PRICE AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF PRICE DRIVE (50' R/W) WITH THE SOUTHERN RIGHT-OF-WAY OF PRICE ROAD, A.K.A STATE ROUTE 136 (R/W VARIES); THENCE SOUTH 50°18'33" EAST, A DISTANCE OF 144.59 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE) ON THE SOUTHERN CRIMPED TOP PIPE) ON THE SOUTHERN RIGHT-OF-WAY OF SAID PRICE ROAD AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 71°08'14" EAST, A DISTANCE OF 36.93 FEET TO A POINT; THENCE SOUTH 73°14'37" EAST, A DISTANCE OF 62.44 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH CAP); THENCE LEAVING SAID REBAR WITH CAP); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF W&P PROPERTIES, LLC, SOUTH 17°08'12" WEST, A DISTANCE OF 144.82 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LOT 3 OF PARK PLACE, NORTH 72°50'50" WEST, A DISTANCE OF 99.90 FEET TO AN IRON PIN FOUND (1" CRIMPED TOP PIPE); THENCE ALONG THE CRIMPED TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LOT 1 OF SAID PRICE PLACE, NORTH 17°21'05" EAST, A DISTANCE OF 145.49 FEET TO THE TRUE POINT OF BEGINNING.