

Return To:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste 310
Gainesville, GA 30503
File No. 1952.003

PTN: 15-032D-000-057B

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF HALL

THIS INDENTURE, made this 19th day of December, 2022, by and between **JAE2 INVESTMENTS, LLC**, a Georgia limited liability company (the "Grantor"), and **2156 ATHENS HIGHWAY, LLC**, a Georgia limited liability company (the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Gainesville District, G.M.D. 411, Hall County, Georgia, being more fully described as follows:

BEGINNING at an iron pin at the Southwest side of the right of way of US Highway 129 and the North corner of Dixie Oil Company property; Thence along the line of Dixie Oil Company property South 66°02' West 150 feet to an iron pin; Thence South 22° East 200 feet to an iron pin; Thence along Hulsey Property South 66° 30' West 47.56 feet to an iron pin; Thence South 25°

East 150 feet to an iron pin; Thence South 33° 01' West 1092.5 feet to an iron pin; Thence North 56° 59' West 328.2 feet to an iron pin; Thence North 33° 05' East 594.8 feet to an iron pin; Thence North 21° 43' East 655.9 feet to an iron pin Thence North 51° 20' East 343.3 feet to an iron pin; Thence along the southwest right of way of US Highway 129 South 23° East 200 feet to the BEGINNING corner.

The above-described property is conveyed subject to and together with mutual easement agreements between Gainesville Equipment Co., Inc. and H. Park Englett, recorded in Deed Book 606, Pages 575-576, Hall County Georgia Records, and in Deed Book 606, Pages 577-578, aforesaid records, and between H. Park Englett and L. J. Tow and Max F. Ward, L. J. Tow and Cliff Hazen in Deed Book 505, page 388 of the Hall County Records. The easement is a 40-foot strip for egress and ingress and reference to recordation thereof is made a part of the description herein. Said easement being more particularly shown on a plat recorded in Plat Book 62, Page 128, Hall County Records.

LESS AND EXCEPT all easements and/or land taken by the Department of Transportation in Civil Action File No. 94-CV-2734-A, Superior Court of Hall County, Georgia. as recorded in that certain Right of Way Deed in Deed Book 2218, Page 35, filed for record July 8, 1994, Hall County, Georgia Records.

This being the same property conveyed from World Recycling, Inc. to Richstone International, LLC via Quit-Claim deed recorded in Deed Book 7190, Page 707 of the Hall County, Georgia Records, and this further being the same property referenced in a Sheriffs Tax Deed to Coliseum Properties, LLC, said deed being recorded in Deed Book 8127, Page 792, et seq of the Hall County, Georgia Records.

The above-described property is the same as that described on that ALTA/NSPS Land Title Survey for JAE2 Investments, LLC prepared by Clark Canaday LLC dated 7/15/21, which is incorporated herein for a more complete and accurate description and more fully described according to said survey as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING and being in G.M.D. 411, Gainesville District of Hall County, Georgia and being more particularly described as follows:

COMMENCING at a found right of way monument on the westerly right of way of U.S. Highway 129, said point having Georgia State Plane coordinate value of N:1556769.44, E:2412312.54, said point also having a Station Value of 141+75.88 for Georgia Department of Transportation Number NH-006-6(45), Thence along said Westerly Right of Way S 23°38'42" E a distance of 206.63' to a point, said point being The Point Of Beginning for the parcel herein described; Thence continuing along said Right of Way S 23°35'47" E a distance of 192.02' to a point; Thence leaving said Right of Way S 66°47'44" W a distance of 115.35' to a metal fence post; Thence S 20°42'17" E a distance of 201.85' to a metal fence post; Thence S 68°02'45" W a distance of 46.61' to a metal fence post; Thence S 25°58'15" E a distance of 144.22' to found Rebar Capped "HGBD"; Thence S 31°44'56" W a distance of 1091.71' to a found 3/8" Rebar; Thence N 58°21'12" W a distance of 332.96' to a found Rebar Capped "HGBD"; Thence N 32°26'49" E a distance of 594.74' to a found Rebar

Capped "HGBD"; Thence N 21°01'48" E a distance of 655.64' to a found Rebar Capped "HGBD"; Thence N 50°46'09" E a distance of 311.64' to the Point of Beginning.

Said parcel contains 11.05 acres, more or less.

Said property being further identified as 2156 Athens Highway, and as Hall County Tax Map and Parcel Number 15032D000057B according to the present system of numbering properties in Hall County, Georgia.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, together with all rights of ingress and egress arising under the easement agreements in Deed Book 606, page 577, and in Deed Book 505, page 388, Hall County Records, as the same are depicted on, confirmed by and/or expanded by those plats recorded in Plat Book 62, page 128; in Plat Book 66, page 101; and in Plat Slide 710, page 185-A, Hall County Records.

The said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and subject to those matters listed on Exhibit "B" hereto.

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, Grantor has caused this deed to be executed and delivered under seal to Grantee, the day and year first above written.

Signed, sealed and delivered this 19th day
December, 2022, in the presence of:

JAE2 INVESTMENTS, LLC, a Georgia of
limited liability company

[Signature]
Unofficial Witness

By:

[Signature] (SEAL)
Randy Joe Cox, Jr., Managing Member of
JAE2 Investments, LLC

[Signature]
Notary Public

My Comm. Expires:

