

BK 7782 PG 476

FILED
HALL CO., GA

16 OCT -7 AM 10:16

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY ER

After Recording Return To: file

Law Office of Jason A. Kim
311 Green Street Suite 409
Gainsville, GA 30501
Order No.:
3647 01

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 800.00

Date 10/7/16

Charles Baker
Superior Court Clerk
By ER

FT61 069-2016-007008

021640

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 29th day of September, in the year 2016, between LANE C. JONES and DORIS C. JONES, of the County of Hall, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and COOLEY SPRING WATER, LLC of the County of Hall, and the State of Georgia, 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 (\$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 AND MADE A PART HEREOF BY REFERENCE

SUBJECT to restrictive covenants and general utility easements 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, 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.

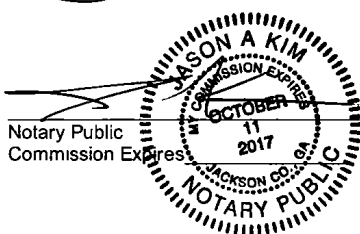
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Signed, sealed and delivered in the presence of.

[Signature]
Unofficial Witness

[Signature]
LANE C JONES

[Signature]
DORIS C. JONES



Notary Public
Commission Expires

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EXHIBIT "A"

ALL THAT TRACT of land lying situate and being in the Candler District (G.M.D. 1385) Hall County, Georgia, containing 5.17 acres, more or less, as shown on a survey for James E. Simpson, dated August 11, 1999, prepared by Dwight Kilby, Registered Land Surveyor, and more fully described according to said survey as follows:

BEGINNING at a rebar located on the southwesterly right of way of Fullenwinder Road which point is located South 56-40-30 East 1,090.32 feet from the centerline of Fullenwinder Road with May Drive, thence from said point of beginning running along the southwesterly right of way Fullenwinder Road South 65-34-00 East a chord distance of 69.88 feet (with an arc distance of 69.90' and a radius of 868.44') to a point; thence continuing along said right of way South 67-52-21 East 180.10 feet to a rebar; thence leaving the right of way and running South 07-23-49 West 661.08 feet to rebar at a barb wire fence; thence running North 63-07-45 West 354.40 feet to a CMT found; thence running South 67-39-42 West 72.61 feet to a CMT; thence running North 52-02-44 West 28.84 feet to a rebar; thence running North 29-26-23 West 45.80 feet to a rebar; thence running North 26-44-20 East 629.42 feet to the southwesterly side of the right of way of Fullenwinder Road and the point of beginning.

This being a portion of the property described in the Warranty Deed from Lillian Freeman Simpson to James E. Simpson, dated July 15, 1983, and recorded in Deed Book 804, Page(s) 509, Hall County, Georgia Deed Records.

Subject to all easements, covenants, and restrictions of record, if any.

E-a
daj