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Hall County, GA

STATE OF Georgia
COUNTY OF Swain

LIMITED WARRANTY DEED

THIS INDENTURE, made on **10th day of November, 2021**, between

RPM Motors Brokers L.L.C, a Georgia limited liability company

(hereinafter referred to as "Grantor") and

HM Enterprise Holdings, Inc., a Georgia corporation

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee that certain real property with a street address of 6250 Lanier Islands Pkwy, Buford, GA 30518 all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

See Exhibit "A" Legal Description

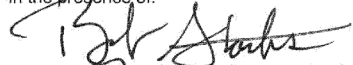
TOGETHER WITH all and singular the rights, members, Tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed, or proposed in front of or adjoining the Property, to the center line.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto (collectively referred to as the "Permitted Exceptions") and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

Notary Public
Commission expires: _____



RPM Motors Brokers L.L.C, a Georgia limited liability company



By: **Guilherme Cardoso**
Its: **Member/Manager**

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 330 of the 7th District, Hall County, Georgia, Section 1, parcel 6B, being 2.057 acres and shown as Tract 1 of a survey for E.E. Robinson Properties, and being more particularly described as follows:

BEGINNING at the intersection of the northeasterly right of way of New Bethany Road (80' R/W) and the southwesterly right of way of Holiday Road - GA Hwy. 347 (50' R/W); running thence along the said right of way of Holiday Road - GA Hwy. 347 South 76 degrees 33 minutes East a distance of 418.40 feet to a point; running thence South 18 degrees 11 minutes 43 seconds West a distance of 254.04 feet to a point; running thence North 76 degrees 33 minutes West a distance of 290.00 feet to a point on the said right of way of New Bethany Road; running thence along said right of way of New Bethany Road North 09 degrees 37 minutes West a distance of 248.60 feet to the POINT OF BEGINNING; said survey prepared by W.T. Dunahoo, GA RLS, dated 03/25/88.

LESS & EXCEPT:

Right of Way Deed from Katherine J. Murphy and Todd T. James to the Department of Transportation, dated 8/23/2016, recorded 8/26/2016 in Deed Book 7758 Page 743, Hall County, Georgia records.

Exhibit "B" – Permitted Exceptions

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
2. Relinquishment of access rights (except where designated by the Department of Transportation) as contained in that Right of Way Deed from Katherine J. Murphy (75%) and Todd T. James (25%) to the Department of Transportation, dated August 23, 2016, filed August 26, 2016 and recorded in Deed Book 7758, Page 743, records of the Superior Court of Hall County, Georgia.
3. All matters affecting subject property as shown on Plat recorded in Plat Book 88, Page 170, aforesaid records.