

230270
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HALL**

THIS INDENTURE made **April 12th, 2023**, between **CRAIG R. PEARCE, JENNIFER E. PEARCE A/K/A JENNIFER L. PEARCE**, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **BOURDUA REI, LLC**, 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 AND 00/100 (\$10.00)** Dollars 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, the following described property, together with all improvements located thereon, to wit:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.


Signed, sealed and delivered in the presence of:



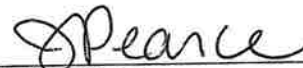
Witness



CRAIG R. PEARCE (Seal)



Notary Public



JENNIFER E. PEARCE (Seal)
A/K/A JENNIFER L. PEARCE

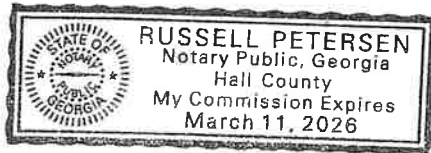


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 98 of the 10th District, Hall County Georgia records, said parcel being more particularly described as follows:

To find the True Point of Beginning, proceed North 02 degrees 22 minutes 56 seconds East a distance of 556.52 feet from the intersecting centerlines of Hidden Hollow Drive and Hollow Terrace to the True Point of Beginning on Hidden Hollow Drive.

From the True Point of Beginning, leave Hidden Hollow Drive and proceed North 87 degrees 39 minutes 43 seconds West a distance of 68.43 feet to an iron pin found; proceed thence North 02 degrees 20 minutes 17 seconds East a distance of 45 feet to an iron pin found; proceed thence North 87 degrees 39 minutes 43 seconds West a distance of 300 feet to an iron pin found on the westerly boundary of Land Lot 98; proceed thence along the westerly boundary line of Land Lot 98 North 00 degrees 16 minutes 57 seconds West a distance of 815.71 feet to an iron pin found; leaving said Land Lot line proceed thence South 48 degrees 15 minutes 38 seconds East a distance of 514.46 feet to an iron pin found on Hidden Hollow Drive; proceed thence along Hidden Hollow Drive the following courses: a curve to the left with an arc distance of 82.07 feet said arc being subtended by a chord with a radius of 614.57 feet, with a bearing of South 33 degrees 25 minutes 27 seconds West a chord distance of 82.01 feet; continue thence along a curve to the left with an arc distance of 99.93 feet with a radius of 253.98 feet, said arc being subtended by a chord with a bearing of South 15 degrees 49 minutes 29 seconds West and a chord length of 99.29 feet; continue thence along a curve to the left with an arc distance of 239.24 feet, a radius of 659.16 feet, said arc being subtended by a chord with a bearing of South 07 degrees 07 minutes 53 seconds East and a chord distance of 237.93 feet; continue thence South 14 degrees 09 minute 30 seconds East a distance of 89.48 feet, continuing thence along a curve to the right an arc distance of 46.94 feet with a radius of 697.63 feet, said arc being subtended by a chord with a bearing of South 08 degrees 53 minutes 35 seconds East and a distance of 46.93 feet which is the True Point of Beginning.

Said tract consists of 5.187 Acres according to that certain Survey for Bill Pearce and Craig Pearce by Farley-Collins-Whidden Associates dated May 14, 2008.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 98, 10th District, Hall County, Georgia, containing 0.916 acres, more or less, as shown on a Retracement /Final Asbuilt Survey for Gwendolyn O. Earnhart, prepared by Chris M. Patton, GRLS No 2017, Dated 05/13/2014, recorded in Plat Book 868, Page 106, Hall County, Superior Court Records. Said Plat being incorporated herein by reference thereto.