

Record and Return to:

Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-04928-21-BR

Parcel ID: 10046 000015

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF JACKSON**

THIS INDENTURE, made this 5th day of May, 2021 by and between **Joe G. Markert and Elna M. Markert**, as party or parties of the first part, hereinafter called Grantor, and **Zachary Lewis Boyd Milne**, 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 AND NO/100 (\$10.00) AND OTHER 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, to-wit:

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

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

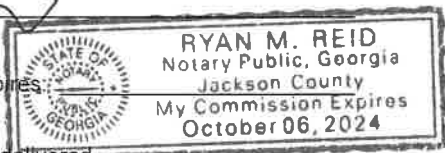
[Signature]
Unofficial Witness

[Signature]
Joe G. Markert

(Seal)

[Signature]
Notary Public

My Commission Expires:



Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Elna M. Markert

(Seal)

[Signature]
Notary Public

My Commission Expires:

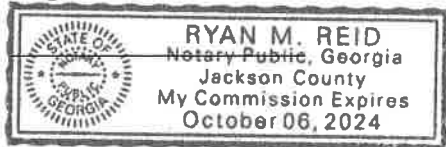


EXHIBIT "A"

File No.: W-04928-21-BR

AS TO 3321 MONTVALE - TRACT 2:

All that tract or parcel of land lying and being in Land Lot 46, 10th Land District of Hall County, Georgia, containing 2.000 acres, more or less and designated as Tract #2 according to a plat of survey prepared by Henry Bailey, Georgia Registered Land Surveyor, entitled "Survey for: Joe G. Markert and Elna M. Markert", dated March 20, 1992 and recorded in Plat Slide 229, Page 140A of the Hall County, Georgia Plat Records. Said plat and the record thereof is incorporated herein by reference for a more complete description of said property.

TOGETHER WITH:

All that tract or parcel of land lying in or being in Land Lot 46 of the 10th Land District, Hall County, Georgia, being further described as follows:

Beginning at a point on the Northerly right-of-way, (R/W) of State Route No. 53, a.k.a. Dawsonville Highway being located 90 feet from the centerline of said highway and being further located 1000.70 feet as measured along said R/W from the Westerly 12/W of Montvale Drive, (being a 40' R/W); Thence South 69 degrees 25 minutes 02 seconds West for a distance of 60.02 feet along said Northerly of State Route No. 53 to a 1/2" Rebar Pin Set, (R.B.S.); Thence North 18 degrees 36 minutes 36 seconds West for a distance of 249.94 feet leaving said R/W to a 1/2" R.B.S.; Thence North 84 degrees 17 minutes 08 seconds West for a distance of 156.77 feet to a 1/2" R.B.S.; Thence North 00 degrees 15 minutes 23 seconds West for a distance of 61.96 feet to a 5/8" solid iron pin found being the common corner with now or formerly Joe G. and Elna M. Markert; Thence South 89 degrees 46 minutes 10 seconds East for a distance of 348.15 feet along said common property line to a nail found as the corner being on the Westerly property line of now or formerly Lot R-4 of the Lanier Northwest Subdivision; Thence South 10 degrees 50 minutes 46 seconds West for a distance of 297.25 feet along said common property line to a nail at the base of a 3/4" open top pin found, being the point of beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.18 acres more or less, and being further Delineated on a survey for Joe Markert dated February 25, 2004, prepared by Patton-Boyer Inc. and recorded in Plat Book 839, Page 48 of the Hall County Clerks Office.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 46 of the 10th District of Hall County, Georgia, and being known as Lot R-6, Lanier Northwest Subdivision, as per plat recorded in Plat Book 78, Pages 22-23, Hall County plat Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 46, 10th Land District (Fork G.M.D. 575), Hall County, Georgia and being Lot R7 of the resubdivision of Lanier Northwest as shown on a plat dated March 20, 1992 and prepared for Joe G. Markert and Elna M. Markert by Henry Bailey, Georgia Professional Registered Land Surveyor No. 1586. Said plat is recorded in Plat Slide 132, Page 164A, Hall County, Georgia Plat Records and is incorporated herein by reference for a more complete description of the property.

TOGETHER WITH:

All that lot, tract and parcel of land, lying situate and being in Land Lot 46, 10th Land District, Hall County, Georgia and being all of Lot R-8, Lanier Northwest Subdivision, as resubdivided, and more particularly shown by a plat entitled, "Plat for Robert S. Peckham", prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated April 10, 1990 and recorded in Plat Book 142, Page 77, Hall County, Georgia Plat records, which plat is by reference made a part hereof for a

more complete description.

TOGETHER WITH:

All that tract or parcel of land lying and being in the Fork G.M.D., Land Lot 46, 10th Land District of Hall County, Georgia and being 2 acres and .003 acres shown as Tract 5 and Tract 6 on a plat of survey dated March 20, 1992 and revised November 11, 1994 and prepared for JoeG. Markert and Elna M. Markert by Henry Bailey, Georgia Registered Land Surveyor No. 1586. Being more particularly described according to said plat as follows:

To find the true point of beginning, start at an iron pin found on the southerly right of way of Montvale Drive, with pin is North 43° 02' 16" west 188.36' from the centerline intersection of Montvale Drive and Manor Ridge Road, thence South 40 03' 45" West 134.87' to an iron pin found; thence South 10° 41' 15" West 213.67' to an iron pin set at the corner of Tract 6 and being the TRUE POINT OF BEGINNING; thence South 10 41' 15" West 238.72' to an iron pin set on the southeasterly corner of Tract 5; thence North 00° 24' 29" West 234.82' to an iron pin set ; thence South 89° 42' 00" East 394.00' to the TRUE POINT OF BEGINNING.