

Hall County Tax Parcel:
15037A000001

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return Document To:

T. Scott Duncan, Esq.
ANDERSEN, TATE & CARR, P.C.
1960 Satellite Boulevard, Suite 4000
Duluth, Georgia 30097
File No. 030285.070006 (MT)

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 2nd day of February, 2024, by and between **BH ENTERPRISES**, a Georgia general partnership comprised of **HAROLD MONROE BENEFIELD**, deceased and late of Hall County, Georgia, and **BOBBY RAY BENEFIELD**, deceased and late of Hall County, Georgia (hereinafter collectively referred to as "Grantor"), and **GEORGIA SOUTH DEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

W I T N E S S E T H:

That Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee that certain tract or parcel of land lying and being in Hall County, Georgia, being more particularly described on Exhibit A attached hereto and made a part hereof.

THIS CONVEYANCE is made subject only to those certain matters as set forth on Exhibit B attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said described property, 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 Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to said described property unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

General Partner of Grantor **Harold Monroe Benefield** died testate on January 18, 2020 as a resident of Hall County, Georgia, and Jeanette Turk Benefield, the deceased's wife, was appointed as Executor and Trustee under Item VII of the Last Will & Testament of Harold Monroe Benefield dated October 14, 2009, and Jeanette Turk Benefield executes this Limited Warranty Deed on behalf of the Estate of Harold Monroe Benefield in such capacities.

General Partner of Grantor **Bobby Ray Benefield** died testate on February 22, 2023 as a resident of Hall County, Georgia, and Mary Allison Benefield, the deceased's wife, was appointed as Executrix under Item VII of the Last Will & Testament of Bobby Ray Benefield dated May 19, 1997, such will being duly probated in the Probate Court of Hall County, Georgia, and Mary Allison Benefield executes this Limited Warranty Deed on behalf of the Estate of Bobby Ray Benefield in such capacity.


[SIGNATURES ON FOLLOWING PAGE]

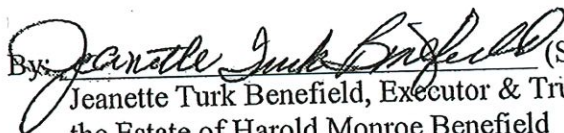
IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

BH ENTERPRISES, a Georgia general partnership
comprised of Harold Monroe Benefield, deceased,
and Bobby Ray Benefield, deceased


Unofficial Witness

By:  (SEAL)
Jeanette Turk Benefield, Executor & Trustee of
the Estate of Harold Monroe Benefield


Notary Public

My Commission Expires



[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

BH ENTERPRISES, a Georgia general partnership
comprised of Harold Monroe Benefield, deceased,
and Bobby Ray Benefield, deceased

Harold Monroe
Unofficial Witness

By: Mary Allison Benefield (SEAL)
Mary Allison Benefield, Executrix of the
Estate of Bobby Ray Benefield

[Signature]

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I: All that tract or parcel of land situate, lying and being in the Clincham District of Hall County, Georgia and being all of Lots No. 7 and 8 of the subdivision of the lands of J. W. Hubbard fronting on the southwesterly side of the Winder Highway (Georgia State Route No. 53) according to a plat prepared by C. L. Newton dated June 17, 1941, a copy of which is recorded in Plat Book 7, pages 60 and 61 in the office of the Clerk of Superior Court of Hall County, Georgia. Said property is also the same property described and conveyed in a Warranty Deed from W. S. Tanner to O. R. Benefield dated July 24, 1943 and recorded in Deed Book 92, page 189 and 190 in the office of the Clerk of Superior Court of Hall County, Georgia. Said deed and the above-described plat are by this reference incorporated herein for a more full and complete description of the property hereby conveyed.

TRACT II: All that tract or parcel of land situate, lying and being in the Clincham District of Hall County, Georgia and being all of Lots No. 5 and 6 of the subdivision of the lands of J. W. Hubbard fronting on the southwesterly side of the Winder Highway (Georgia State Route No. 53) according to a plat prepared by C. L. Newton dated June 17, 1941, a copy of which is recorded in Plat Book 7, pages 60 and 61 in the office of the Clerk of Superior Court of Hall County, Georgia. Said property is also the same property described and conveyed in a Warranty Deed from D. T. Hubbard and H. H. Hubbard to O. R. Benefield dated July, 1943 and recorded in Deed Book 92, page 190 in the office of the Clerk of Superior Court of Hall County, Georgia. Said deed and the above-described plat are by this reference incorporated herein for a more full and complete description of the property hereby conveyed.

LESS AND EXCEPT: That portion of the above-described property which contains 0.49 acres, more or less, and which is described and conveyed in a Warranty Deed from O. R. Benefield to the Hall County Board of Education dated December 28, 1972 and recorded in Deed Book 501, page 104 in the office of the Clerk of Superior Court of Hall County, Georgia.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2024 and subsequent years, not yet due and payable.
2. All matters on that certain Plat recorded November 17, 1948, at Plat Book 7, Pages 60-61, aforesaid records.
3. Right of Way Easement from BH Enterprises to Georgia Department of Transportation dated February 27, 2004, recorded February 27, 2004, in Deed Book 4890, Page 299, aforesaid records.
4. Right of Way Deed from BH Enterprises to Georgia Department of Transportation dated May 10, 2005, recorded May 10, 2005, in Deed Book 5308, Page 97, aforesaid records.

FILED & RECORDED 02/06/2024 12:15 PM
DEED BOOK 9430 PAGES 692 - 696
FILING FEES: \$25.00
PT61: 069-2024-000646 TRANSFER TAX: \$640.00
RECORDED BY: NB
CLERK: Charles Baker, C.S.C Hall County, GA

Hall County Tax Parcel:
15037A000070

STATE OF GEORGIA

COUNTY OF GWINNETT

Please Return Document To:

→ T. Scott Duncan, Esq.
ANDERSEN, TATE & CARR, P.C.
1960 Satellite Boulevard, Suite 4000
Duluth, Georgia 30097
File No. 030285.070006 (MT)

LIMITED WARRANTY DEED

THIS INDENTURE, made as of the 2nd day of February, 2024, between **SUSAN R. STRICKLAND**, an individual resident of the State of Georgia, hereinafter referred to as "Grantor", and **GEORGIA SOUTH DEVELOPMENT, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, 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 consideration, in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee that certain tract or parcel of land lying and being in Hall County, Georgia, being more particularly described on Exhibit A attached hereto and made a part hereof.

THIS CONVEYANCE is made subject only to those certain matters as set forth on Exhibit B attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the said described property, 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 Grantee forever in FEE SIMPLE.

AND SAID Grantor will warrant and forever defend the right and title to said described property unto Grantee against the claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Marcia S. Thomas
Unofficial Witness

Susan R. Strickland (SEAL)
SUSAN R. STRICKLAND

[Signature]
Notary Public

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Clincham G.M.D. 392, Hall County, Georgia and being more particularly described as follows:

Commencing at a found right-of-way monument at the intersection of the northerly right-of-way of Georgia State Route 53 (R/W Varies) and the easterly right-of-way of Youngblood Road; THENCE South 27 degrees 33 minutes 50 seconds West for a distance of 189.65 feet to a found right-of-way monument on the southerly right-of-way of said State Route 53; THENCE along said right-of-way South 57 degrees 11 minutes 21 seconds East for a distance of 125.47 feet to a found "X" in concrete; THENCE South 69 degrees 57 minutes 53 seconds East for a distance of 66.04 feet to a found right-of-way monument; THENCE South 53 degrees 10 minutes 03 seconds East for a distance of 19.41 feet to a set 1/2" rebar, said point being THE POINT OF BEGINNING for the parcel herein described;

THENCE continuing along said southerly right-of-way of State Route 53 South 53 degrees 10 minutes 03 seconds East for a distance of 119.33 feet to a found right-of-way monument;

THENCE leaving said right-of-way and along property of BH Enterprises South 16 degrees 46 minutes 03 seconds West for a distance of 210.49 feet to a found concrete monument;

THENCE along property of BH Enterprises South 51 degrees 52 minutes 47 seconds East for a distance of 200.30 feet to a found concrete monument;

THENCE along property of BH Enterprises South 23 degrees 07 minutes 54 seconds West for a distance of 500.43 feet to a found concrete monument;

THENCE along property of Hall County Board of Education and Oliver Family Investments, L.P. South 80 degrees 26 minutes 51 seconds West for a distance of 599.19 feet to a found concrete monument;

THENCE along property of Oliver Family Investments, L.P. South 80 degrees 18 minutes 18 seconds West for a distance of 642.70 feet to a found concrete monument;

THENCE along property of Oliver Family Investments, L.P. North 81 degrees 47 minutes 08 seconds West for a distance of 583.92 feet to a found concrete monument;

THENCE along property of Cooper North 29 degrees 10 minutes 55 seconds East for a distance of 51.73 feet to a found concrete monument;

THENCE along property of Magnus North 65 degrees 22 minutes 47 seconds East for a distance of 1180.33 feet to a found concrete monument;
THENCE along property of Strickland North 43 degrees 51 minutes 51 seconds East for a distance of 263.10 feet to a set 1/2" rebar;
THENCE South 53 degrees 10 minutes 03 seconds East for a distance of 286.21 feet to a set 1/2" rebar;
THENCE North 34 degrees 49 minutes 51 seconds East for a distance of 517.47 feet to a set 1/2" rebar on the aforementioned southerly right-of-way of State Route 53 and THE POINT OF BEGINNING.

Subject to easements, restrictions, and right-of-way of record.

Said parcel contains 20.10 acres and shown as Tract "B" according to a survey for D. Terrell Strickland & K. Mark Strickland dated 3/24/2010 prepared by ClarkCanaday, LLC. Said survey is incorporated herein for a more complete and accurate description.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2024 and subsequent years, not yet due and payable.
2. All matters on that certain plat recorded March 21, 2011, at Plat Book 863, Page 242, Hall County, Georgia records.

Hall County Tax Parcel Nos.
15037A000070 & 15037A000001

After recording, return to:

T. Scott Duncan, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre
Suite 4000
1960 Satellite Boulevard
Duluth, Georgia 30097
File no. 030285.070006 (MT)

QUITCLAIM DEED

THIS QUITCLAIM DEED, made the 2nd day of February, 2024, by and between **BH ENTERPRISES**, a Georgia general partnership comprised of **HAROLD MONROE BENEFIELD**, deceased and late of Hall County, Georgia, and **BOBBY RAY BENEFIELD**, deceased and late of Hall County, Georgia, **JEANETTE TURK BENEFIELD**, an individual resident of the State of Georgia, and **SUSAN R. STRICKLAND**, an individual resident of the State of Georgia (collectively "Grantor"), and **GEORGIA SOUTH DEVELOPMENT, LLC**, a Georgia limited liability company ("Grantee") ("Grantor" and "Grantee" to include their respective successors and assigns where the context permits or requires).

W I T N E S S E T H:

THAT Grantor, for and in consideration Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, has bargained, sold, remised, conveyed and quitclaimed and by these presents does bargain, sell, remise, convey and forever QUITCLAIM unto Grantee all right, title, interest, claim or demand which Grantor has or may have had in and to all that tract or parcel of land described in **EXHIBIT A** attached hereto and made a part hereof by this reference.

TOGETHER with all the rights, members, and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto Grantee so that neither Grantor nor any person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

This deed is given in conjunction with Limited Warranty Deeds of even date between the parties in aid of title to avoid any gaps or overlaps in the conveyance herein.

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Quitclaim Deed as of the day and year first above written.

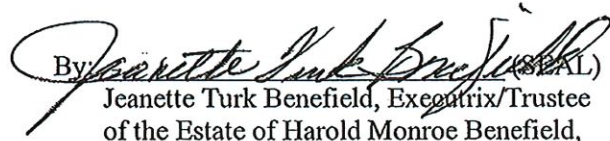
GRANTOR:


Signed, sealed and delivered
in the presence of:

BH ENTERPRISES, a Georgia general
partnership comprised of HAROLD MONROE
BENEFIELD, deceased, and BOBBY RAY
BENEFIELD, deceased



Unofficial Witness

By  (SEAL)
Jeanette Turk Benefield, Executrix/Trustee
of the Estate of Harold Monroe Benefield,
deceased



Notary Public

My Commission Expires

[AFFIX NOTARIAL SEAL]



[SIGNATURES CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

BH ENTERPRISES, a Georgia general
partnership comprised of HAROLD MONROE
BENEFIELD, deceased, and BOBBY RAY
BENEFIELD, deceased

Wanda Thomas
Unofficial Witness

By: *Mary Allison Benefield* (SEAL)
Mary Allison Benefield, Executrix of the
Estate of Bobby Ray Benefield, deceased

[Signature]
Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL]




[SIGNATURES CONTINUED ON FOLLOWING PAGE]


IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Notary Public

My Commission Expires:





JEANETTE TURK BENEFIELD (SEAL)

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quitclaim Deed as of the day and year first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Mauri E. Thomas
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: _____

Susan R. Strickland (SEAL)
SUSAN R. STRICKLAND

