

Record and Return to:
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5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

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CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FORSYTH**

THIS INDENTURE, made this 1st day of February, 2022 by and between **Azalee D. Kapiloff and Jack M. Kapiloff**, as party or parties of the first part, hereinafter called Grantor, and **Joshua Robert Nelson**, 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.

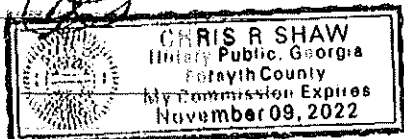
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Laura S. Zahra
Unofficial Witness

Notary Public

My Commission Expires:



Azalee D. Kapiloff
by Gary Martin Kapiloff (Seal)
Azalee D. Kapiloff by Gary Martin Kapiloff her
lawful attorney-in-fact SEE Exhibit "B"
attached hereto and incorporated
herein by reference, for copy
of Power of Attorney

Signed, sealed and delivered
in the presence of:

Laura S. Zahra
Unofficial Witness

Notary Public

My Commission Expires:



Jack M. Kapiloff
by Gary Martin Kapiloff (Seal)
Jack M. Kapiloff by Gary Martin Kapiloff his
lawful attorney-in-fact SEE Exhibit "C"
attached hereto and incorporated
herein by reference, for copy of
Power of Attorney

EXHIBIT "A"

File No.: W-31248-21-CU

Parcel I:

All that tract or parcel of land lying and being in Land Lots 133, 155 and 156 of the 11th District of Hall County, Georgia and being more particularly described as follows: Beginning at a point marked by an iron pin where the North side of Tara Drive (dirt) intersects with the Westerly side of Williamson Drive (County Dirt Surface Road); thence running along the Westerly side of Williamson Drive North 13 degrees 01 minutes West, 96.88 feet to a point; thence continuing on Williamson Drive North 90 degrees 19 minutes West, 101.5 feet to a point; thence continuing on said Drive North 06 degrees 24 minutes West 161.57 feet to an iron pin; thence running North 65 degrees 22 minutes West, 184.78 feet to an iron pin; thence running North 23 degrees 56 minutes West, 373.15 feet to an iron pin; thence running North 69 degrees 43 minutes West, 54.42 feet to an angle iron; thence running North 78 degrees 58 minutes West, 508.17 feet to an angle iron; thence running South 51 degrees 30 minutes West, 323.35 feet to a concrete monument; thence running South 66 degrees 35 minutes East, 79.64 feet to an iron pin; thence running South 69 degrees 57 minutes East, 153.65 feet to an iron pin; thence running North 70 degrees 05 minutes East, 169.57 feet to an iron pin; thence running South 88 degrees 54 minutes East, 300.22 feet to an iron pin; thence running South 46 degrees 50 minutes East, 134.83 feet to an iron pin; thence running South 17 degrees 16 minutes East, 264.74 feet to an iron pin; thence running South 11 degrees 45 minutes West, 139.76 feet to an iron pin; thence running South 20 degrees 25 minutes East, 224.93 feet to an iron pin located on the Northerly side of Tara Drive: thence running North 76 degrees 14 minutes East along the Northerly side of Tara Drive, 174.74 feet to an iron pin; thence running South 87 degrees 28 minutes East, 104.88 feet to an iron pin at the point of beginning, said property more fully shown on a Plat of Survey for Jack M. Kapiloff, by Farley-Collins Associates, Land Surveyors.

Parcel II:

All that tract or parcel of land lying and being in Land Lots 155, 156 and 133 of the 11th District of Hall County, Georgia, consisting of 31.493 acres, and being designated as Tract V on plat of survey of the R. A. Wheelchel Estate prepared by B. Keith Rochester and Associates, Registered Land Surveyors, dated April 17, 1973, and recorded in Plat Book 84, Pages 160-161, Hall County, Georgia, Records, which plat is incorporated herein by reference and made a part of this description. Said property conveyed hereunder being contiguous to other property now owned by Grantor herein, more fully described in Deed Book 496, Page 139, Hall County, Georgia Records.

Parcel III:

All that tract or parcel of land with all improvements thereon, lying and being in the 11th Land District, Land Lot 156 of the R. A. Wheelchel Estate Subdivision, fully described in Deed Book 176, Page 159, recorded in the Office of the Clerk of the Superior Court, Hall County, Georgia. Said property conveyed hereunder being the same property owned by Grantor herein, described in Deed Book 644, Pages 611-612, Hall County, Georgia Records.

Less and Except: All that tract of land as shown on that certain Warranty Deed dated 03/11/2014 filed for record 04/24/2014, recorded in Deed Book 7355, Page 587, aforesaid records.