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GEORGIA, HALL COUNTY CLERK SUPERIOR COURT
Filed in office, this 26 day of May
20 15 at 4:29 PM. Recorded in Deed
Book 7528 Page(s) 544-546
Charles Baker, Clerk By ER

010551

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 150.00

Date 5/26/15

Charles Baker
Superior Court Clerk

By ER

PT61 069-2015-003384

Prepared by and Return to:

W. Wade Beavers
Beavers / Rogers Law & Advisory Group, LLC
319 Boulevard
Gainesville, Georgia 30501

LIMITED WARRANTY DEED

THIS INDENTURE, made this 21 day of May, 2015, by and between CYGNUS GA, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and REDSTONE PROPERTIES, 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:

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, that tract or parcel of land lying and being located in Hall County, Georgia as more particularly described on Exhibit "A" attached hereto and hereby made a part hereof.

TOGETHER with all the 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.

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of 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 and the legal representatives, successors, successors-in-

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title and assigns of Grantee, forever, in Fee Simple.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and delivered by its duly authorized representative as of the day and year first above written.

GRANTOR:

CYGNUS GA, LLC, a Georgia limited liability company

Signed, sealed and delivered in the presence of:

By: _____
Name: And Lawrence Jr
Its: CEO

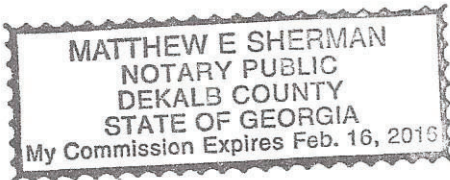
Unofficial Witness

[Signature]

Notary Public

My Commission Expires: 2/16/19

[NOTARIAL SEAL]



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EXHIBIT "A"

LEGAL DESCRIPTION

4159 Cleveland Highway

All that tract or parcel of land lying and being in Land Lot 26 of the 12th Land District of Hall County, Georgia and being all of Lots 8 and 9 of the J.N. Rogers Subdivision as shown by plat recorded in Plat Book 90, Page 88 of the Hall County, Georgia Plat Records and more fully described on a plat by Dwight Kilby, Georgia Registered Land Surveyor, dated October 28, 2004 entitled "Survey for Stan C. Bennett and Charlie Latham".

BEGINNING at an iron pin located on the Western right-of-way of U.S. Highway 129 which iron pin is located at the Northeast corner of Lot 9 of said subdivision and also located 521.26 feet South of the intersection of U.S. Highway 129 and the centerline of Hunter Road as measured along the Western right-of-way of U.S. Highway 129; thence in a Southerly direction along the Western right-of-way of U.S. Highway 129 the following courses and distances:

South 18° 42' 09" East 78.42 feet;

South 73° 14' 32" West 13.14 feet;

South 18° 43' 39" East 105.17 feet;

North 70° 44' 02" East 12.97 feet;

South 18° 49' 25" East 226.74 feet to a concrete right-of-way monument;

thence leaving the Western right-of-way of U.S. Highway 129 South 71° 20' 28" West 537.00 feet to an iron pin;

thence North 23° 53' 02" West 407.30 feet to an iron pin;

thence North 70° 58' 37" East 573.45 feet to an iron pin on the Western right-of-way of U.S. Highway 129 which is the POINT OF BEGINNING