

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd, Suite 375
Duluth, GA 30097
File No.: 23-195133-CRE

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PT61: 069-2021-011367
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF Georgia
COUNTY OF Swain

LIMITED WARRANTY DEED

THIS INDENTURE, made on **10th day of November, 2021**, between

RPM Motors Brokers L.L.C, a Georgia limited liability company

(hereinafter referred to as "Grantor") and

HM Enterprise Holdings, Inc., a Georgia corporation

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee that certain real property with a street address of 6250 Lanier Islands Pkwy, Buford, GA 30518 all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

See Exhibit "A" Legal Description


TOGETHER WITH all and singular the rights, members. 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.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto (collectively referred to as the "Permitted Exceptions") and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:



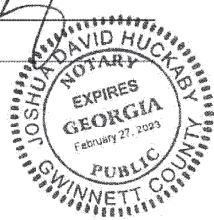
Unofficial Witness

RPM Motors Brokers L.L.C, a Georgia limited liability company

Notary Public
Commission expires: _____



By: **Guilherme Cardoso**
Its: **Member/Manager**



CRE Limited Warranty Deed

23-195133-CRE

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 330 of the 7th District, Hall County, Georgia, Section 1, parcel 6B, being 2.057 acres and shown as Tract 1 of a survey for E.E. Robinson Properties, and being more particularly described as follows:

BEGINNING at the intersection of the northeasterly right of way of New Bethany Road (60' R/W) and the southwesterly right of way of Holiday Road - GA Hwy. 347 (50' R/W); running thence along the said right of way of Holiday Road - GA Hwy. 347 South 76 degrees 33 minutes East a distance of 418.40 feet to a point; running thence South 18 degrees 11 minutes 43 seconds West a distance of 254.04 feet to a point; running thence North 76 degrees 33 minutes West a distance of 290.00 feet to a point on the said right of way of New Bethany Road; running thence along said right of way of New Bethany Road North 09 degrees 37 minutes West a distance of 248.60 feet to the POINT OF BEGINNING; said survey prepared by W.T. Dunahoo, GA RLS, dated 03/25/88.

LESS & EXCEPT:

Right of Way Deed from Katherine J. Murphy and Todd T. James to the Department of Transportation, dated 8/23/2016, recorded 8/26/2016 in Deed Book 7758 Page 743, Hall County, Georgia records.

Exhibit "B" -- Permitted Exceptions

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable, and any additional taxes which may be assessed for current or prior years due to revised appraisal, re-assessment of taxes or an appeal.
2. Relinquishment of access rights (except where designated by the Department of Transportation) as contained in that Right of Way Deed from Katherine J. Murphy (75%) and Todd T. James (25%) to the Department of Transportation, dated August 23, 2016, filed August 26, 2016 and recorded in Deed Book 7758, Page 743, records of the Superior Court of Hall County, Georgia.
3. All matters affecting subject property as shown on Plat recorded in Plat Book 88, Page 170, aforesaid records.

BK 7758 PG 743

018244

FILED
HALL CO., GA

16 AUG 26 PM 3:20

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 8-26-16

Charles Baker
Superior Court Clerk

By CK

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY CK

PT61 069-2016-006044

GEORGIA DEPARTMENT OF TRANSPORTATION ↙
RIGHT OF WAY DEED
2505 Athens Highway SE, Gainesville, GA 30507

GEORGIA, HALL COUNTY

PROJECT NO CSSTP-0007-00(319)
PI NO 0007319

THIS CONVEYANCE made and executed the 25th day of August, 2016

WITNESSETH that **KATHERINE J. MURPHY (75%)** and **TODD T. JAMES (25%)**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in HALL County through which SR 347 widening, known as Project No CSSTP-0007-00(319), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, 600 West Peachtree St., Atlanta, Georgia, to which reference is hereby made

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1 00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows

All that tract or parcel of land lying and being in Land Lot 330 of the 7 Land District and 413 Georgia Militia District of Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference

Said right of way is hereby conveyed, consisting of 0 196 acres, more or less, as shown colored yellow on the plat of the property prepared by the Department of Transportation, dated April 17, 2015, revised July 1, 2016, said plat attached hereto and made a part of this deed as Exhibit "B"

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation said right being 0 linear feet

Parcel No 88

BK 7758 PG 744

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written

Signed, Sealed and Delivered
this 20th day of August
20 16 in the presence of.

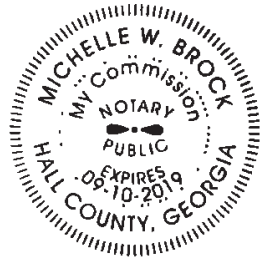
Kevin York

Witness

Michelle W Brock
Notary Public

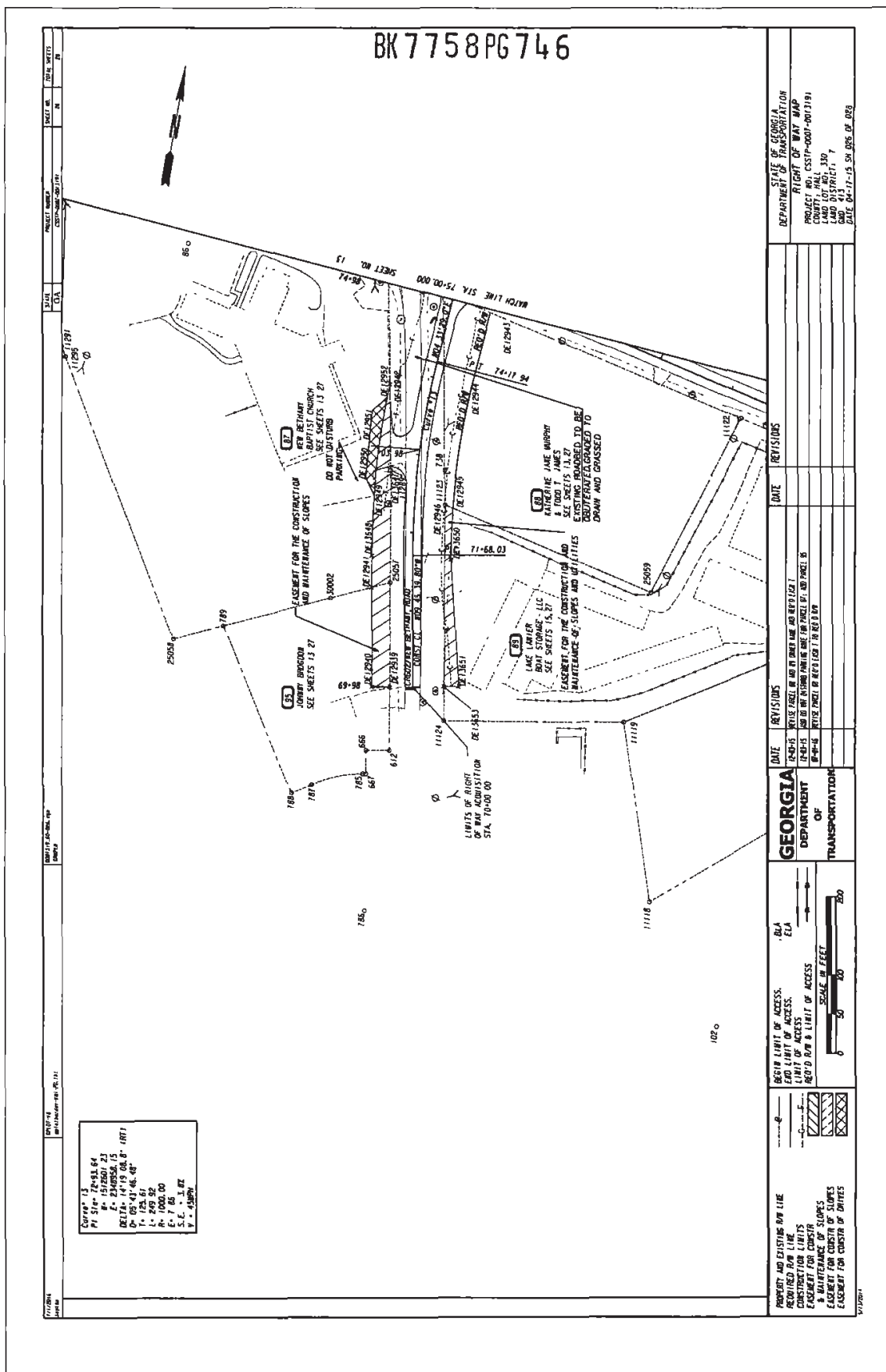
Katherine J. Murphy (L S)
Katherine J. Murphy (75% undivided interest)

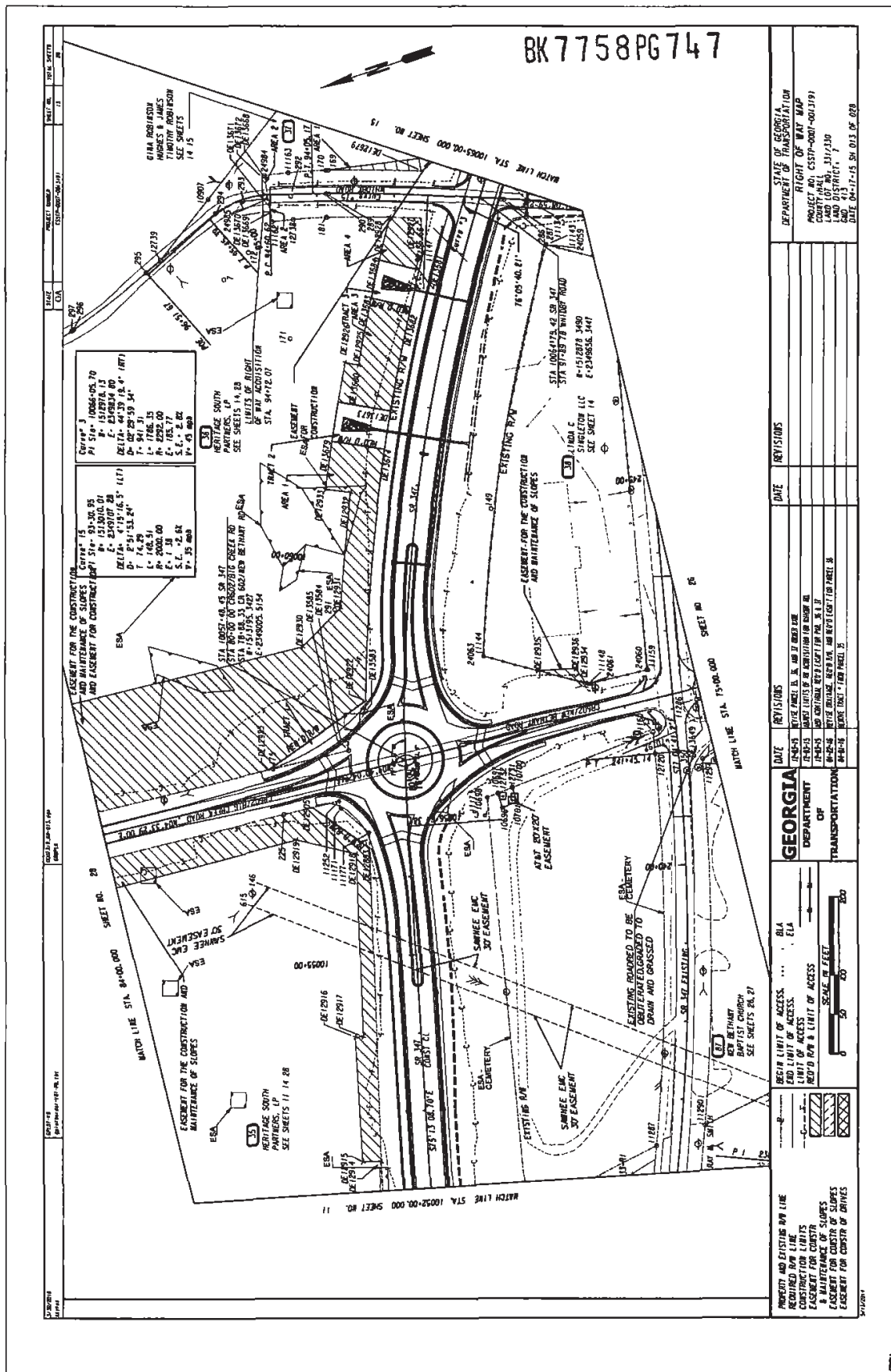
Todd T. James (L S)
Todd T. James (25% undivided interest)



Parcel No 88

DOT118
Revised 1/00





DATE	REVISIONS
12-15-15	DATE PLOTTED IN 15 AND 17 SHEET
12-15-15	DATE LIMITS OF ACQUISITION FOR CONSTRUCTION
12-15-15	DATE CONSTRUCTION EASEMENT FOR CONSTRUCTION
12-15-15	DATE CONSTRUCTION EASEMENT FOR CONSTRUCTION OF SLOPES
12-15-15	DATE CONSTRUCTION EASEMENT FOR CONSTRUCTION OF DRIVES

DATE	REVISIONS
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GEORGIA
DEPARTMENT
OF
TRANSPORTATION

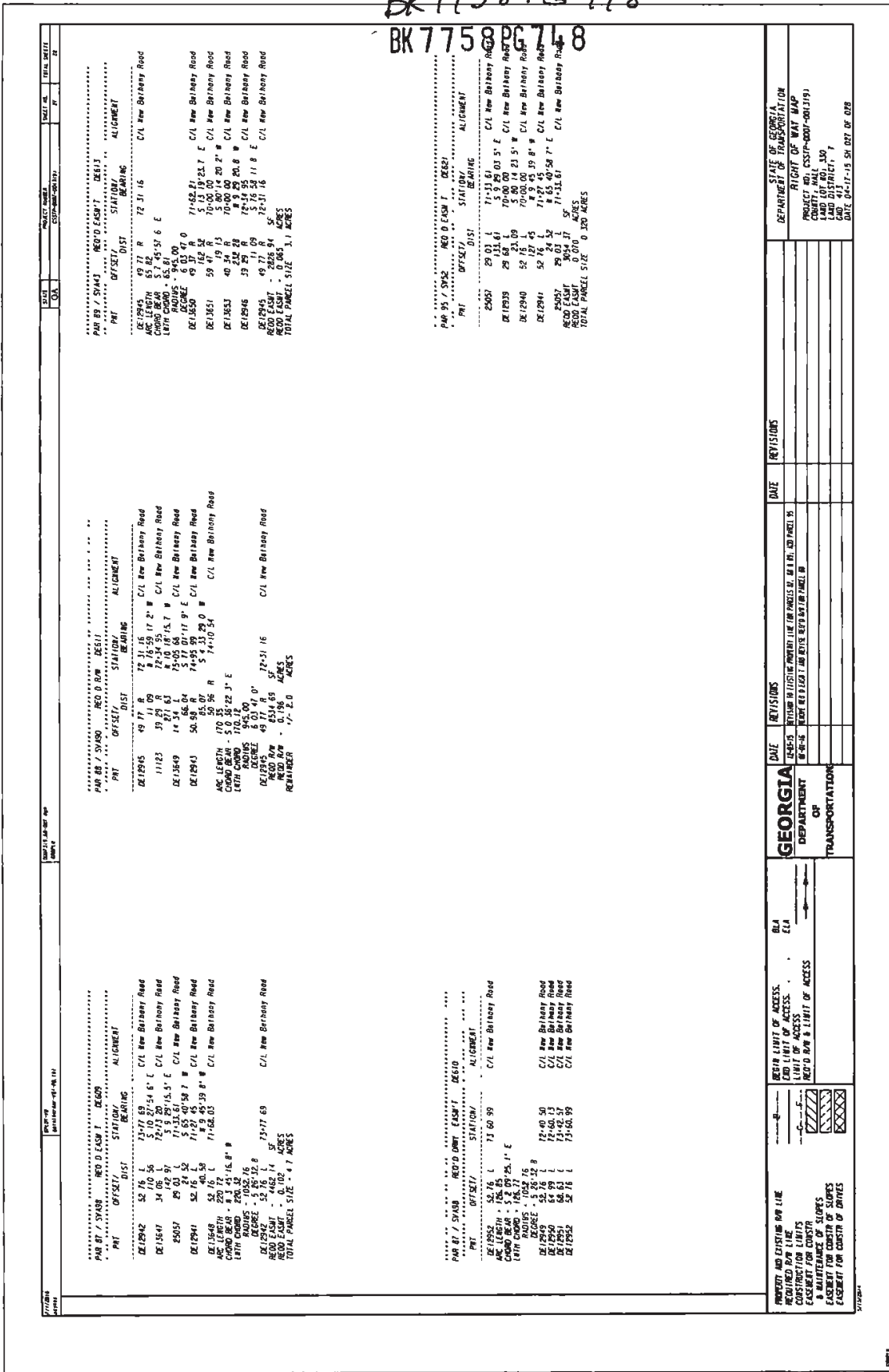
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. CS7P-007-00(119)
COUNTY: FULTON
LAND DISTRICT: 7
SHEET NO. 747
DATE: 06-17-15 SW 013 OF 628

PROPERTY AND EXISTING R/W LINE
REQUIRED NEW LINE
LIMIT OF ACCESS
EASEMENT FOR CONSTRUCTION
EASEMENT FOR CONSTRUCTION OF SLOPES
EASEMENT FOR CONSTRUCTION OF DRIVES

07/20/24

BK7758 PG 748

BK7758 PG 748



DATE	REVISIONS	DATE	REVISIONS
12-28-19	ISSUED FOR JUSTICE PROJECT THE TWO PARCELS OF 10.181 AND PARCEL 91		
12-28-19	REWORK REVISION AND SITE REPORT FOR PARCEL 91		

GEORGIA
 DEPARTMENT
 OF
 TRANSPORTATION

REAR LIMIT OF ACCESS
 OR
 EIA
 LIMIT OF ACCESS
 REQ'D R/W & LIMIT OF ACCESS

PROPERTY AND EXISTING R/W LINE
 CONFINED FOR LIMITS
 EASEMENT FOR CONSTRUCTION
 & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTRUCTION OF SLOPES
 EASEMENT FOR CONSTRUCTION OF SLOPES

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. CSSTP-0007-001319
 LAND DISTRICT 130
 DATE 04-17-15 SH 027 DE 028

BK 7758 PG 745

EXHIBIT "A"

PROJECT NO	CSSTP-0007-00(319)	Hall County
P I NO	0007319	
PARCEL NO	88	
DATE OF R/W PLANS	April 17, 2015	
REVISION DATE	July 01, 2016	

All that tract or parcel of land lying and being in Land Lot 330 of the 7th Land District and 413th Georgia Militia District of Hall County, Georgia, being more particularly described as follows

Beginning at a point 49.77 feet right of and opposite Station 72+31.16 on the construction centerline of New Bethany Road on Georgia Highway Project No. CSSTP-0007-00(319), running thence N 76°59'17.2" W a distance of 11.09 feet to a point 39.29 feet right of and opposite station 72+34.95 on said construction centerline laid out for C/L New Bethany Road, thence N 10°18'15.7" W a distance of 271.63 feet to a point 14.34 feet left of and opposite station 75+05.66 on said construction centerline laid out for C/L New Bethany Road, thence S 77°01'17.9" E a distance of 66.04 feet to a point 50.98 feet right of and opposite station 74+95.99 on said construction centerline laid out for C/L New Bethany Road, thence S 4°33'29.0" W a distance of 85.07 feet to a point 50.96 feet right of and opposite station 74+10.54 on said construction centerline laid out for C/L New Bethany Road; thence southeasterly 170.35 feet along the arc of a curve (said curve having a radius of 945.00 feet and a chord distance of 170.12 feet on a bearing of S 0°36'22.3" E) back to the point of beginning. Said tract containing 0.196 acres more or less and shown colored yellow on the attached plat.