

BK 7910PG601

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 320.00

Date 6/5/17

Charles Baker
Superior Court Clerk

By CB

PT61 069-2017-004039

FILED
HALL CO., GA

17 JUN -5 PM 4:53

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY LK CB

PREPARED BY AND RETURN TO:

Capital Law & Advisory Partners, LLC
319 Boulevard
Gainesville, Georgia 30501
Attn: W. Wade Beavers, Esq.



WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 2nd day of June, 2017, between CHRISTY WORTHINGTON, individual resident of the State of Georgia (hereinafter referred to as "GRANTOR"), and ADVENTURES REAL ESTATE, LLC, a Georgia limited liability company (hereinafter referred to as "GRANTEE").

WITNESSETH

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said GRANTEE, their heirs, successors and assigns, all that tract or parcel of land described as follows:

[SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF]

SUBJECT TO, and only to, the Permitted Exceptions set forth on **EXHIBIT "B"** attached hereto and by this reference made a part hereof.

BK7910PG602

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the only proper use, benefit and behoof of the said GRANTEE, its heirs, successors and assigns, forever, IN FEE SIMPLE.

And the said GRANTOR, for himself, his successors and assigns, will warrant and forever defend the right and title to the above described property unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and affixed his seal the day and year first above written.

GRANTOR:

Signed, sealed and delivered
the presence of:

[Handwritten Signature]

Witness
Damita Pless Hamilton

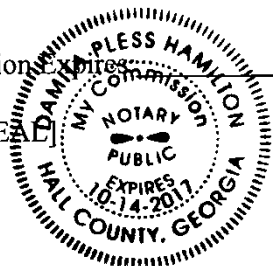
Notary Public

Christy Worthington (SEAL)

Christy Worthington

My Commission Expires _____

[NOTARY SEAL]



BK 7910PG603

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51, 12TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY) WITH THE NORTH SIDE OF WELLSRING TRAIL (50' PRIVATE DRIVE), LOCATED NORTH 89°17'06" EAST, 27.08 FEET FROM THE CENTERLINE INTERSECTION OF BOGUS ROAD WITH WELLSRING TRAIL; THENCE ALONG THE NORTH SIDE OF WELLSRING TRAIL THE FOLLOWING COURSES AND DISTANCES SOUTH 54°57'03" WEST, 120.20 FEET TO A POINT; THENCE SOUTH 53°33'15" WEST, 102.93 FEET TO A POINT; THENCE SOUTH 75°12'32" WEST, 77.26 FEET TO A POINT; THENCE SOUTH 84°41'10" WEST, 73.48 FEET TO A POINT; THENCE SOUTH 81°56'10" WEST, 71.28 FEET TO A POINT; THENCE SOUTH 75°31'25" WEST, 68.90 FEET TO A POINT; THENCE SOUTH 67°51'21" WEST, 82.62 FEET TO A POINT; THENCE SOUTH 65°29'18" WEST, 126.29 FEET TO A POINT; THENCE SOUTH 65°16'38" WEST, 102.59 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE LEAVING THE NORTH SIDE OF WELLSRING TRAIL ALONG THE APPARENT WEST LINE OF LAND LOT 51, AND PROPERTY NOW OR FORMERLY OF HENRIETTA PINSON, SANDRA PINSON, & JOAN PINSON MARTIN NORTH 01°24'44" WEST, 1037.64 FEET TO AN IRON PIN FOUND (5/8" REBAR); THENCE ALONG THE DEED LINES AS RECORDED IN DEED BOOK 4492, PAGE 625 AND DEED BOOK 1687, PAGE 315 OF HALL COUNTY, GEORGIA RECORDS THE FOLLOWING COURSES AND DISTANCES SOUTH 84°00'35" EAST, 139.86 FEET TO AN IRON PIN FOUND (1/2" OPEN TOP PIPE); THENCE SOUTH 88°18'27" EAST, 514.25 FEET TO THE WEST RIGHT-OF-WAY OF BOGUS ROAD (APPARENT 50' RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF BOGUS ROAD THE FOLLOWING COURSES AND DISTANCES SOUTH 03°13'09" WEST, 91.12 FEET TO A POINT; THENCE 357.94 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 05°08'53" EAST 356.67 FEET AND A RADIUS OF 1225.52 FEET TO A POINT; THENCE 140.08 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF SOUTH 18°35'52" EAST 139.90 FEET AND A RADIUS OF 789.59 FEET TO A POINT; THENCE SOUTH 23°40'49" EAST, 127.76 FEET TO A POINT; THENCE 1.50 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF SOUTH 23°38'17" EAST 1.50 FEET AND A RADIUS OF 1015.99 FEET TO A POINT, BEING THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 13.813 ACRES.

BK 791 OPG 604

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. **Taxes and assessments for the year 2017.**
2. **Right of Way Deed from Charles Boggus, et. al. to Hall County, dated June 20, 1960, recorded at Deed Book 360, page 73, Hall County, Georgia records.**
3. **Easement conveyed by Instrument from Charles Boggus, et. al. to Ed L. Martin, et. al., dated March 17, 1978, recorded at Deed Book 662, page 322, aforesaid records.**
4. **All matters shown on Plat Book 846, page 123, aforesaid records.**