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

➤ After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #3216-0013 (KOF/jlw)

Parcel #: 08154000017

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 21st day of September, 2018, by and between,

SHERRY L. PIRKLE and SUSAN L. PIRKLE

as party or parties of the first part, hereinafter called Grantor, and

**WE-FLIP, LLC,
a Georgia limited liability company**

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 OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract or parcel of land lying and being in the 1419th G.M.D. of Hall County, Georgia, as shown on that certain Boundary Survey for Susan & Sherry Pirkle, dated December 5, 2017, containing 24.210 acres (being a portion of tax parcel 08154-000017), prepared by ABE Consulting, Inc., certified by Stacy C. Carroll, GRLS No. 2729, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference made thereto.

Said property is conveyed subject to all permitted easements and restrictions of record.

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, to the only 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 Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 25th day of September, 2018
in the presence of:

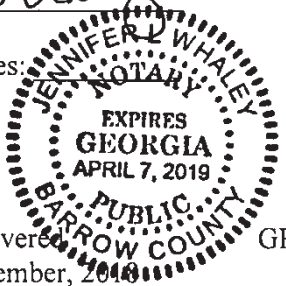
GRANTOR(S):

[Signature]
Unofficial Witness

Sherry L. Pirkle (SEAL)
Sherry L. Pirkle

[Signature]
Notary Public
My Commission expires:

[NOTARY SEAL]



Signed, sealed and delivered
this 25th day of September, 2018
in the presence of:

GRANTOR(S):

[Signature]
Unofficial Witness

Susan L. Pirkle (SEAL)
Susan L. Pirkle

[Signature]
Notary Public
My Commission expires:

[NOTARY SEAL]



EXHIBIT "A"**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the 1419th G.M.D. of Hall County, Georgia, as shown on that certain Boundary Survey for Susan & Sherry Pirkle, dated December 5, 2017, containing 24.210 acres (being a portion of tax parcel 08154-000017), prepared by ABE Consulting, Inc., certified by Stacy C. Carroll, GRLS No. 2729, and being more particularly described according to said survey as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, commence at a 6"x6" concrete monument found at the mitered intersection of the northeasterly right of way line of Ridge Road a/k/a Hog Mountain Road (right of way varies) (pavement varies) with the southeasterly right of way line of Friendship Road (right of way varies) (pavement varies); run thence along said mitered intersection North 87 degrees 25 minutes 44 seconds East a distance of 33.64 feet to a 6"x6" concrete monument found at the southeasterly right of way line of Friendship Road (right of way varies) (pavement varies), said concrete monument marks the TRUE PLACE OR POINT OF BEGINNING;

FROM THE TRUE PLACE OR POINT OF BEGINNING AS THUS ESTABLISHED and continuing along the aforesaid right of way line of Friendship Road South 58 degrees 27 minutes 24 seconds East a distance of 306.79 feet to a point; continuing thence along said right of way line in a southeasterly direction along the arc of a curve for a distance of 417.17 feet to an iron pin set (said arc having a radius of 2,965.66 feet and a chord bearing and distance of South 62 degrees 28 minutes 25 seconds East, 416.82 feet); thence leaving said right of way line of Friendship Road run South 13 degrees 55 minutes 23 seconds West a distance of 507.00 feet to a 1-inch open top pipe found; run thence South 13 degrees 50 minutes 04 seconds West a distance of 332.70 feet to a 4"x4" concrete monument found; run thence South 08 degrees 55 minutes 37 seconds West a distance of 243.70 feet to a 4"x4" concrete monument found; run thence South 56 degrees 39 minutes 49 seconds East a distance of 348.34 feet to an iron pin set; run thence South 33 degrees 20 minutes 11 seconds West a distance of 408.88 feet to an iron pin set; run thence North 60 degrees 24 minutes 11 seconds West a distance of 886.14 feet to an iron pin set on the northeasterly right of way line of Ridge Road a/k/a Hog Mountain Road (right of way varies) (pavement varies); run thence along said right of way line of Ridge Road a/k/a Hog Mountain Road in a generally northeasterly direction along the arc of a curve for a distance of 58.19 feet to a point (said arc having a radius of 1,014.10 feet and a chord bearing and distance of North 22 degrees 31 minutes 15 seconds East, 58.18 feet); continuing along said right of way line North 24 degrees 09 minutes 53 seconds East a distance of 425.33 feet to a point; continuing along said right of way line in a generally northeasterly direction along the arc of a curve for a distance of 291.44 feet to a 6"x6" concrete monument found (said arc having a radius of 793.16

feet and a chord bearing and distance of North 13 degrees 38 minutes 18 seconds East, 289.81 feet to a concrete monument found); continuing along said right of way line South 86 degrees 29 minutes 37 seconds East a distance of 34.94 feet to a 6"x6" concrete monument found; continuing along said right of way line in a generally northwesterly direction along the arc of a curve for a distance of 184.66 feet to a point (said arc having a radius of 827.97 feet and a chord bearing and distance of North 03 degrees 18 minutes 03 seconds West, 184.28 feet; continuing along said right of way line North 09 degrees 38 minutes 57 seconds West a distance of 278.80 feet to a point; continuing along said right of way line in a generally northeasterly direction along the arc of a curve for a distance of 329.15 feet to a 6"x6" concrete monument found at the mitered intersection of the aforesaid right of way line of Ridge Road a/k/a Hog Mountain Road (right of way varies) (pavement varies) with the southeasterly right of way line of Friendship Road (right of way varies) (pavement varies) (said arc having a radius of 585.00 feet and a chord bearing and distance of North 06 degrees 28 minutes 10 seconds East, 324.82 feet); run thence along the aforesaid mitered intersection North 87 degrees 25 minutes 44 seconds East a distance of 33.64 feet to a 6"x6" concrete monument found at the southeasterly right of way line of Friendship Road, said concrete monument marks the TRUE PLACE OR POINT OF BEGINNING.

Said Boundary Survey is recorded at Plat Book 875, Page 205, Hall County, Georgia Records.

BK 7997PG651

FILED
HALL CO., GA.

17 NOV 13 PM 12: 34

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JP

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 3009.90

Date 11-13-17

Charles Baker
Superior Court Clerk

By JP

After Recording Return To:

MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #3216-0004 (KOF/jlw)

PT61 069-2017-008318

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 7th day of November, 2017, by and between,

SHERRY L. PIRKLE and SUSAN L. PIRKLE

as party or parties of the first part, hereinafter called Grantor, and

**WE-FLIP, LLC,
a Georgia limited liability company**

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 OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract or parcel of land lying and being located in the 1419th G.M.D., Hall County, Georgia, being 50.165 acres according to that Boundary and Division Survey for WE Flip, LLC, prepared by ABE Consulting Inc., certified by Stacy C. Carroll (Georgia Registered Land Surveyor No. 2729) dated October 18, 2017, and as recorded in Plat Book 875, Page 109, Hall County, Georgia records.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

BK 7997PG652

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, to the only 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 Grantor and all others claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

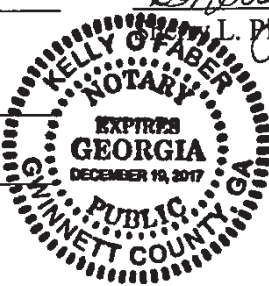
Signed, sealed and delivered
this 1st day of November, 2017
in the presence of:

GRANTOR(S):

[Signature]
Unofficial Witness

[Signature] (SEAL)
Susan L. Pirkle

[Signature]
Notary Public
My Commission expires: _____



[NOTARY SEAL]

Signed, sealed and delivered
this 1st day of November, 2017
in the presence of:

GRANTOR(S):

[Signature]
Unofficial Witness

[Signature] (SEAL)
Susan L. Pirkle

[Signature]
Notary Public
My Commission expires: _____



[NOTARY SEAL]

BK 7997PG653

EXHIBIT "B"**Permitted Title Exceptions**

1. Taxes for the year 2018, not yet due and payable.
2. Right-of-Way Easement from Bonnie Lee Harrison to Department of Transportation dated July 1, 2011 recorded in Deed Book 6858, Page 420, Hall County, Georgia Deed Records.
3. All matters pertaining to said parcel as shown on plat of survey for J. C. Pirkle prepared by Patton-Patton, Inc., Surveyors, dated November 25, 1994.
4. All matters as shown on plat of survey for We-Flip, LLC prepared by Stacy C. Carroll, Registered Land Surveyor No. 2729 of ABE Consulting, Inc. dated October 18, 2017.