

AFTER RECORDING, RETURN TO:

Taylor Rice
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, GA 30040
#76453

Tax Parcel: 15032E002012A

STATE OF GEORGIA

COUNTY OF FORSYTH

eFiled and eRecorded

DATE: 10/02/2023
TIME: 11:03 AM
DEED BOOK: 9376
PAGE: 430 - 432
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2282170880
PT61: 069-2023-006829
RECORDED BY: TH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

THIS INDENTURE is made as of September 29, 2023, between Kevin Herbert (hereinafter referred to as "Grantor") and Fast Lube Solutions, LLC, a Georgia limited liability company (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD, the 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 Grantee, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Katie Ford
Witness

Kevin Herbert (SEAL)
Kevin Herbert

[Signature]
Notary Public



Exhibit "A"

All that tract or parcel of land lying and being in G.M.D. 411, Hall County, Georgia, being 6.85 acres as shown on an ALTA/NSPS Land Title Survey For Kevin Herbert & Chicago Title Insurance Company, dated April 30, 2019, as surveyed by Chris M. Patton, Registered Land Surveyor, being more particularly described as follows:

To Arrive at the True Point of Beginning, commence at the intersection of the centerlines of Half Circle Drive and Athens Street; thence from said centerlines South 81 degrees 47 minutes 51 seconds East 455.25 feet to the True Point of Beginning; thence from said Point of Beginning North 40 degrees 33 minutes 07 seconds East 420.00 feet to a point; thence North 37 degrees 32 minutes 02 seconds West 100.00 feet to a point; thence North 52 degrees 27 minutes 58 seconds East 338.67 feet to a point; thence North 51 degrees 42 minutes 40 seconds West 420.00 feet to a point; thence North 32 degrees 10 minutes 29 seconds East 242.23 feet to a point; thence South 48 degrees 04 minutes 54 seconds East 832.70 feet to a point; thence South 60 degrees 16 minutes 24 seconds West 739.59 feet to a point; thence South 60 degrees 16 minutes 10 seconds West 296.39 feet to the Point of Beginning, said property being more fully described according to the above referenced survey which is incorporated herein by reference.

AND:

All that tract or parcel of land lying and being in the 411 GMD of Hall County, Georgia, being 2.20 acres designated as Lot 2 and 9.02 acres designated as Lot 3, as shown on a plat recorded in Plat Book 871, page 95, Hall County, Georgia records, said plat being incorporated herein by reference for a more complete description thereof.

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

File No.:	THR/76,453
Policy Number:	2487-1-76453-2019.7230610-217501715
Property/Address Reference:	GMD 411, Hall County, Georgia, being known as 2017 Athens Highway, Gainesville, Georgia 30507
Amount of Insurance:	\$480,000.00
Date of Policy:	August 5, 2019 at 5:00 o'clock P.M.
Policy Premium Paid:	\$936.00

1. Name of Insured:

Kevin Herbert

2. The Estate or Interest in the Land that is insured by this Policy is:

Fee Simple

3. Title to the Land is vested in:

Kevin Herbert;

by virtue of Limited Warranty Deed from Sara Investments, LLC, a Georgia limited liability company, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 552-554, Hall County, Georgia Records.

and

by virtue of Quit Claim Deed from Sara Investments, LLC, a limited liability company, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 555-556, Hall County, Georgia Records.

4. The Land described in this Policy is described as follows:

See Exhibit A attached hereto and made a part hereof by reference.

This Policy is only valid if Schedule B is attached.
Schedule A consists of one (1) page.

ALTA Owner's Policy with Georgia modifications
(Rev 6/17/06)

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

POLICY NUMBER

2487-1-76453-2019.7230610-217501715

SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of:

Standard Exceptions

1. ~~Deleted. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I Requirements are met.~~
2. All State and County real property ad valorem taxes for the year 2019 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the Effective Date.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements or claims of easements, not shown by the public records.
5. ~~Deleted. Rights or claims of parties in possession not shown by the Public Records.~~
6. ~~Deleted. Liens or rights to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.~~
7. ~~Deleted. Taxes or special assessments which are not shown as existing liens by the public records.~~
8. This policy does not insure the accuracy of the engineering calculation used to determine the exact amount of acreage contained within the Land.

Special Exceptions

1. Any matters shown on a plat recorded in Plat Book 871, page 95, Hall County, Georgia records.
2. Septic Field Line Easement between Sara Investments, LLC and Sara Investments, LLC recorded in Deed Book 7589, page 639, Hall County, Georgia records.
3. Perpetual Easement from Gibbs & Sons Machinery, Inc. to City of Gainesville recorded in Deed Book 3771, page 69, Hall County, Georgia records.
4. General utility easement to Georgia Power Company recorded in Deed Book 1148, page 276, Hall County, Georgia records.
5. Right of Way Deed to State Highway Department of Georgia recorded in Deed Book 373, page 401, Hall County, Georgia records.
6. General utility easement to Georgia Power Company recorded in Deed Book 344, page 515, Hall County, Georgia records.
7. General utility easement to Georgia Power Company recorded in Deed Book 5341, page 246, Hall County, Georgia records.
8. Reciprocal Easement Agreement between Sara Investments, LLC a Georgia limited liability company and 2025 Athens Highway LLC, a Georgia limited liability company, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 535-549, Hall County, Georgia Records.
9. Septic Field Line Easement between Sara Investments, LLC, a Georgia limited liability company and 2025 Athens Highway LLC, dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 550-551, Hall County, Georgia Records.
10. Boundary Line Agreement Kevin Herbert, Michelle Lowe Mintz and Adrian Derrick Lowe, dated August 5, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 566-569, Hall County, Georgia Records.
11. Boundary Line Agreement between Kevin Herbert and Alexander Sharpley dated August 8, 2019, filed of record August 13, 2019, recorded at Deed Book 8314, Pages 576-577, Hall County, Georgia Records.

Countersigned:
Boling Rice LLC

By: 
Taylor H. Rice, Member
Authorized Signatory

This Policy is only valid if Schedule A is attached.
Schedule B consists three (3) pages.

Exhibit "A"

All that tract or parcel of land lying and being in G.M.D. 411, Hall County, Georgia, being 6.85 acres as shown on an ALTA/NSPS Land Title Survey For Kevin Herbert & Chicago Title Insurance Company, dated April 30, 2019, as surveyed by Chris M. Patton, Registered Land Surveyor, being more particularly described as follows:

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EXHIBIT A

All that tract and parcel of land, situated, lying and being about 1 1/2 miles South of Gainesville in Hall County, Georgia and being on the East side of the old Athens Road and being described as follows:

BEGINNING at a point thirty (30) feet above the S. A. Watson house on the East side of the said old road; thence in an Easterly direction a straight line to the Fountain lands, thence in a Southerly direction one hundred thirty (130) feet to lands of Mrs. H. L. Stow; thence in a Westerly direction along the said Stow lands to a point two hundred (200) feet from the said old Athens Road; thence in a Northerly direction fifty (50) feet to a stake; thence in a Westerly direction two hundred (200) feet to the said old Athens Road; thence in a Northerly direction along said road eight hundred (800) feet to the beginning corner. Containing four (4) acres, dimensions and acreage to read more or less. This being part of the S.A. Watson home place and being same property described in deed from S. C. Moon and H. Griffin to S. V. Whelchel recorded in Deed Book 116, pages 255-256, Hall County, Georgia Deed Records.