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 RECORDED BY: CH
 CLERK: Charles Baker, C.S.C
 Hall County, GA

AFTER RECORDING PLEASE RETURN TO:
 Hulsey, Oliver & Mahar
 P. O. Box 1457
 Gainesville, GA 30503
 ATTENTION: T. Wesley Robinson

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between **W.W. Roberts Construction Co., Inc.**, Grantor, and **Paden Dunagan**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that 54.26 acre tract or parcel of land lying and being in the Candler District, Georgia Militia District 1385, and being denominated as Tracts I, II and III of the O.W. West Estate as shown on a survey prepared for the O.W. West Estate by Henry Bailey, Registered Surveyor, dated February 20, 1974, and being described according to said survey as follows:

BEGINNING at an iron pin corner located at a point common to the within described property and property now or formerly belonging to J.D. Smallwood, said point being located on the westerly right of way of State Highway #60; thence South 65 degrees 08 minutes West 43.14 feet to an iron pin corner; thence North 69 degrees 52 minutes West 776.77 feet to rock corner; thence South 29 degrees 00 minutes West 1,363.93 feet to a rock corner; thence South 14 degrees 55 minutes East 594.84 feet to a rock corner; thence South 26 degrees 01 minutes West 249.23 feet to an iron pin corner; thence continuing South 26 degrees 01 minutes West 15 feet to a point located in the centerline of a creek; thence in a northerly direction along the meanderings of said creek the following courses and distances: North 34 degrees 12 minutes West 62.43 feet; thence North 22 degrees 21 minutes East 63.37 feet; thence North 53 degrees 37 minutes West 72.06 feet; thence North 01 degrees 08 minutes East 146.45 feet; thence North 00 degrees 21

minutes East 75.52 feet; thence North 43 degrees 41 minutes West 27.09 feet; thence North 09 degrees 11 minutes West 71.94 feet; thence North 27 degrees 20 minutes West 114.27 feet; thence North 29 degrees 56 minutes West 86.14 feet; thence North 27 degrees 19 minutes West 165.19 feet; thence North. 39 degrees 07 minutes West 79.29 feet; thence North 06 degrees 14 minutes East 55.11 feet; thence North 47 degrees 01 minutes West 96.36 feet; thence North 12 degrees 08 minutes East 70.92 feet; thence North 14 degrees 38 minutes West 71.91 feet; thence North 01 degrees 22 minutes East 97.29 feet; thence North 84 degrees 01 minutes West 42.82 feet; thence North 20 degrees 35 minutes West 40.14 feet; thence North 01 degrees 31 minutes West 73.62 feet; thence North 73 degrees 38 minutes West 29.79 feet; thence North 10 degrees 36 minutes West 128.01 feet; thence North 11 degrees 54 minutes West 78.28 feet; thence North 15 degrees 10 minutes West 95.22 feet; thence leaving the centerline of said creek and running North 25 degrees 47 minutes West 10 feet to a point; thence North 29 degrees 55 minutes West 700.87 feet to an axle located at a point common to the within described property, property of Ewin W. Head and property of Horace C. Land; thence North 75 degrees 08 minutes East 671.56 feet to an iron pin corner; thence North 76 degrees 52 minutes East 863.81 feet to a rock corner; thence North 59 degrees 12 minutes East 634.48 feet to an iron pin corner located on the westerly right of way of Georgia Highway #60; thence South 29 degrees East along the westerly right of way of Highway #60 a distance of 88.68 feet to an iron pin; thence South 21 degrees 32 minutes East along the westerly right of way of Highway #60 a distance of 429.52 feet to an iron pin corner; thence South 06 degrees 34 minutes East along the westerly right of way of Highway #60 a distance of 429.52 feet to an iron pin corner; thence South 00 degrees 54 minutes West along the westerly right of way of Highway #60 a distance of 275.18 feet to the point of beginning.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Georgia Militia District 1385, Hall County, Georgia and being more particularly described as follows:

To locate the TRUE PLACE OR POINT OF BEGINNING, COMMENCE at the point of intersection of the westerly right-of-way boundary line of Candler Road (an 80' right-of-way) and the centerline of Lee Land Road; proceed thence, along the westerly right-of-way boundary line of said Candler Road and, following the meanderings thereof in a southeasterly direction for a distance of 2,260 feet to a point on the westerly right-of-way boundary line of Candler Road marked by a ½" rebar set, said point being the TRUE PLACE OR POINT OF BEGINNING. From the True Place or Point of Beginning as thus established, proceed thence along the westerly right-of-way boundary line of said Candler Road, following the arc of a curve to the right an arc distance of 449.73 feet to a point marked by a P.K. nail set (said arc having a radius of 1,738.61 feet and being subtended by a chord having a bearing of South 09 degrees 37 minutes 10 seconds East and a length of 448.48 feet); thence, leaving the westerly right-of-way boundary line of said

Candler Road, proceed South 83 degrees 16 minutes 20 seconds West a distance of 275.00 feet to a point marked by a 1/2" rebar set; thence, proceed North 09 degrees 37 minutes 10 seconds West a distance of 448.48 feet to a point marked by a 1/2" rebar set; thence, proceed North 83 degrees 16 minutes 20 seconds East a distance of 275.00 feet to a point marked by a 1/2" rebar set on the westerly right-of-way boundary line of said Candler Road, said point being the TRUE PLACE OR POINT OF BEGINNING. Said tract or parcel of land is shown to have an area of 2.927 acres as depicted on a plat of survey prepared by Carlan Land Surveyors for W.W. Roberts Construction Co., dated September 29, 2016 and bearing the signature and seal of Christopher J. Carlan.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in GMD 1385 (Candler), Hall County, Georgia, containing 12.0383 acres, more or less, according to a survey for Paden M. Dunagan dated December 19, 2019, prepared by Kytel Engineering & Land Surveying, LLC, GRLS, and more particularly described according to said survey as follows:

BEGINNING at a 1/2" rebar located on the West right-of-way of Georgia Highway 60/Candler Road, said road having an 80' ROW, said pin being located South 37°31'35" East, 1,802.60' from the centerline intersection of Georgia Highway 60 and L. E. Land Road; thence along the said right-of-way an arc distance of 432.84', said arc being subtended by a chord bearing South 26°73'41" East, 431.61' and having a radius of 1,656.69' to a 1/2" rebar found; thence leaving said right-of-way South 81°53'48" West, 275.06' to an iron pin; thence South 74°05'39" West, 1,587.35' to an iron pin set; thence North 32°15'15" West, 218.73' to an iron pin; thence North 73°15'02" East, 672.24' to an iron pin found; thence North 73°03'10" East, 664.27' to a rock found; thence North 57°25'38" East, 634.43' to an iron pin, said pin being located at the TRUE POINT OF BEGINNING.

Reference to said survey is hereby made for a more full and complete description of said property.


TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.


Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.


IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal
this 22nd day of December, 2021.

Signed, sealed and delivered
in the presence of:

W.W. Roberts Construction Co., Inc.


Witness

By:  (SEAL)
Donald W. Roberts, President


Notary Public



TWR/jbp/T8534/260731

FILED
HALL CO., GA

17 APR 13 AM 11:53

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JP

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 72.00

Date 4-13-17

Charles Baker
Superior Court Clerk

By JP

PT61 069- 2017-002620

after recording, return to:

SCOTT A. BALL
STEWART, MELVIN & FROST, LLP
PO BOX 3280
GAINESVILLE, GA 30503

File: ✓

LIMITED WARRANTY DEED

THIS INDENTURE is made this 12th day of April, 2017, between

FAYE ROBERTS PECK PASS f/k/a FAYE ROBERTS PECK
(hereinafter referred to as "Grantor")

and

PADEN M. DUNAGAN
(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 considerations, 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 described property, to wit:

See Attached Exhibit "A"

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 Grantees forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Linda Dunagan
Unofficial Witness

Faye Roberts Peck Pass (Seal)
FAYE ROBERTS PECK PASS

SA
Notary Public

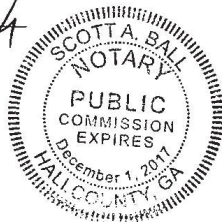


EXHIBIT "A"Description of Property

All that tract or parcel of land lying and being the Candler District, Hall County, Georgia on the Western side of the Gainesville-Candler Road, consisting of 10.5 acres, more or less, and known and designated as Lots 31 and 38 as shown by a plat entitled "Lands of the A. W. Bell Estate, Mrs. A. W. Bell, Sr. and A. W. Bell, Jr., Being all of the Sole Heirs," recorded in Plat Book 14, Pages 111-112, Hall County, Georgia Plat Records, said plat is hereby incorporated by reference and made a part of this description, being property known as **2010 Candler Road** according to the 2016 system of numbering properties by the Hall County Tax Assessor's office.

LESS AND EXCEPT: All that tract or parcel of land lying and being in GMD 1385, Hall County, Georgia, consisting of 2.00 acres as described on that Warranty Deed between Faye R. Pass and Michael Collinson and Phyllis Bagwell dated November 20, 2001, recorded in Deed Book 4042, Page 160, Hall County, Georgia Deed Records.

Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, including but not limited to that Easement Agreement for a drive recorded in Deed Book 4042 Page 156 of the Hall County, Georgia Deed Records.

FRP