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**Prepared By:**  
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Atlanta, GA 30326

**File No.:** W-03750-24-GA

**Parcel ID:** 15023 000037

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

THIS INDENTURE, made this 24th day of April, 2024 by and between **Jechiel Lay Hill and and Charlton Lay**, as party or parties of the first part, hereinafter called Grantor, and **Paden Dunagan**, 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 NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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, the following described property, to-wit:

**SEE ATTACHED EXHIBIT "A and B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 all persons claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

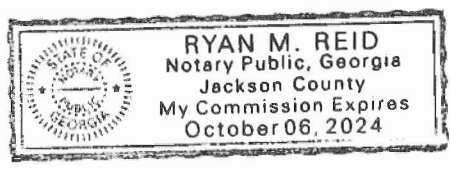
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature] (Seal)  
Jechiel Lay Hill

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



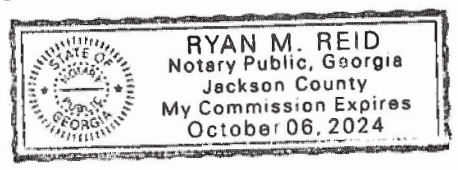
Signed, sealed and delivered  
in the presence of:

[Signature]  
Unofficial Witness

[Signature] (Seal)  
Charlton Lay  
By: Jechiel Lay Hill, as Attorney-in-Fact

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



## EXHIBIT "A"

**File No.: W-03750-24-GA**

All that tract or parcel of land lying and being in the 268th District, G.M., Hall County, Georgia, comprised of 25.101 acres, more or less, and fully shown on a plat entitled "Survey for Thomas Sims Estate" dated July 27, 1987, prepared by W. T. Dunahoo and Associates, Inc. of Winder, Georgia, certified by W. T. Dunahoo, Georgia Registered Surveyor Number 1577, recorded at Plat Book 123, Page 176, Office of the Clerk, Superior Court, Hall County, Georgia. Said plat, and the recording thereof, are by specific reference incorporated herein for a more detailed description.

And also conveyed herewith is that easement for access, ingress and egress from the above described tract to U.S. Highway 129 fully shown on a plat entitled "Composite Plat for L.D. Sims," dated April 1, 2003, prepared by W. T. Dunahoo and Associates of Winder, Georgia, certified by W. T. Dunahoo, Georgia Registered Surveyor Number 1577, recorded at Slide 829, Page 69A, Office of the Clerk, Superior Court, Hall County, Georgia. Said plat, and the recording thereof, are by specific reference incorporated herein for a more detailed description.

Subject to all easements and covenants of record, including that certain vegetation buffer composed of 4.08 acres in that certain quitclaim deed at Deed Book 2549, Page 340, and shown on Plat Slide 164, Page 236-A, Office of the Clerk, Superior Court, Hall County, Georgia; and the Conservation Tax Covenant recorded in Deed Book 5261, Page 90, Office of the Clerk, Superior Court, Hall County, Georgia.

FOR INFORMATIONAL PURPOSES ONLY: Said property being known as 2811 Athens Highway according to the present system of numbering property in Hall County, Georgia.

EXHIBIT "B"

State of Georgia

County of Barrow

STATUTORY FORM POWER OF ATTORNEY

IMPORTANT INFORMATION

This power of attorney authorizes another person (your agent) to make decisions concerning your property for you (the principal). Your agent will be able to make decisions and act with respect to your property (including your money) whether or not you are able to act for yourself. The meaning of authority over subjects listed on this form is explained in O.C.G.A. Chapter 6B of Title 10.

This power of attorney does not authorize the agent to make health care decisions for you.

You should select someone you trust to serve as your agent. Unless you specify otherwise in the Special Instructions, generally the agent's authority will continue until you die or revoke the power of attorney or the agent resigns or is unable to act for you.

Your agent is not entitled to any compensation unless you state otherwise in the Special Instructions. Your agent shall be entitled to reimbursement of reasonable expenses incurred in performing the acts required by you in your power of attorney.

This form provides for designation of one agent. If you wish to name more than one agent, you may name a successor agent or name a co-agent in the Special Instructions. Co-agents will not be required to act together unless you include that requirement in the Special Instructions.

If your agent is unable or unwilling to act for you, your power of attorney will end unless you have named a successor agent. You may also name a second successor agent.

This power of attorney shall be durable unless you state otherwise in the Special Instructions.

This power of attorney becomes effective immediately unless you state otherwise in the Special Instructions.

If you have questions about the power of attorney or the authority you are granting to your agent, you should seek legal advice before signing this form.

DESIGNATION OF AGENT

I Charlton Lay name the following person as my agent:  
(Name of principal-Print your name)

Name of agent: The Life Office  
Agent's address: 2912 Melton Court SW  
Lithuan, GA 30047  
Agent's telephone number: 770 596 1356  
Agent's e-mail address: Tchili822@yahoo.com

DESIGNATION OF SUCCESSOR AGENT(S) (OPTIONAL)

If my agent is unable or unwilling to act for me, I name as my successor agent:

Name of successor agent: \_\_\_\_\_

Successor agent's address: \_\_\_\_\_  
\_\_\_\_\_

Successor agent's telephone number: \_\_\_\_\_

Successor agent's e-mail address: \_\_\_\_\_

If my successor agent is unable or unwilling to act for me, I name as my second successor agent:

Name of second successor agent: \_\_\_\_\_

Second successor agent's address: \_\_\_\_\_  
\_\_\_\_\_

Second successor agent's telephone number: \_\_\_\_\_

Second successor agent's e-mail address: \_\_\_\_\_

GRANT OF GENERAL AUTHORITY

I grant my agent and any successor agent general authority to act for me with respect to the following subjects as defined in O.C.G.A. Chapter 6B of Title 10:

(INITIAL each subject you want to include in the agent's general authority. If you wish to grant general authority over all of the subjects you may initial "all preceding subjects" instead of initialing each subject.)

- Real property
- Tangible personal property
- Stocks and bonds
- Commodities and options
- Banks and other financial institutions
- Operation of entity or business
- Insurance and annuities
- Estates, trusts, and other beneficial interests
- Claims and litigation
- Personal and family maintenance
- Benefits from governmental programs or civil or military service
- Retirement plans
- Taxes
- All preceding subjects

**GRANT OF SPECIFIC AUTHORITY (OPTIONAL)**

My agent SHALL NOT do any of the following specific acts for me UNLESS I have INITIALED the specific authority listed below:

(CAUTION: Granting any of the following will give your agent the authority to take actions that could significantly reduce your property or change how your property is distributed at your death. INITIAL ONLY the specific authority you WANT to give your agent. You should give your agent specific instructions in the Special Instructions when you authorize your agent to make gifts.)

- Create, fund, amend, revoke, or terminate an inter vivos trust
- Make a gift, subject to the limitations of O.C.G.A. § 10-6B-56 and any Special Instructions in this power of attorney
- Create or change rights of survivorship
- Create or change a beneficiary designation
- Authorize another person to exercise the authority granted under this power of attorney
- Waive the principal's right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan
- Exercise authority over the content of electronic communications sent or received by the principal
- Exercise fiduciary powers that the principal has authority to delegate and that are expressly and clearly identified (including the persons for which the principal acts as a fiduciary) in the Special Instructions
- Renounce an interest in property, including a power of appointment

**LIMITATION ON AGENT'S AUTHORITY**

An agent that is not my ancestor, spouse, or descendant SHALL NOT use my property to benefit the agent or a person to whom the agent owes an obligation of support unless I have included that authority in the Special Instructions.

**SPECIAL INSTRUCTIONS (OPTIONAL)**

You may give special instructions on the following lines (you may add lines or place your special instructions in a separate document and attach it to the power of attorney):

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**EFFECTIVE DATE**

This power of attorney is effective immediately unless I have stated otherwise in the Special Instructions.

NOMINATION OF CONSERVATOR (OPTIONAL)

If it becomes necessary for a court to appoint a conservator of my estate, I nominate the following person(s) for appointment:

Name of nominee for conservator of my estate: \_\_\_\_\_

Nominee's address: \_\_\_\_\_  
\_\_\_\_\_

Nominee's telephone number: \_\_\_\_\_

Nominee's e-mail address: \_\_\_\_\_

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person has actual knowledge it has terminated or is invalid.

SIGNATURE AND ACKNOWLEDGMENT OF PRINCIPAL

Charlton Lay  
Your signature

11/18/2022  
Date

Charlton Lay  
Your name printed

Your address: Baldestr. 14  
80469 Munich  
GERMANY

Your telephone number: +49 174 6840994

Your email address: charlton-lay@yahoo.com

WITNESS AND NOTARY PUBLIC SIGNATURES

WITNESS:

This document was signed or acknowledged in my presence on the 18<sup>th</sup> day of November, 2021,  
by Charlton Lay (Name of Principal)

Witness's Signature: [Signature]

Witness's name printed: W. Michael Strickland

Witness's address: 76 W. Candler Street  
Winder, GA 30680

Witness's telephone number: 770-867-7505  
Witness's email address: [mstricklandlaw@gmail.com](mailto:mstricklandlaw@gmail.com)

NOTARY PUBLIC:

State of Georgia

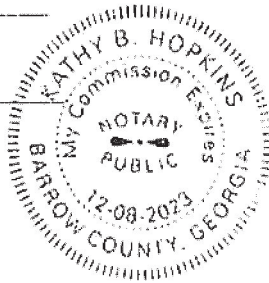
County of Barrow

This document was signed or acknowledged in my presence on the 18<sup>th</sup> day of November, 2021,  
by Charlton Lay (Name of Principal)

[Signature]  
(Signature of Notary Public)

My Commission expires: 12/8/23

(Notary Seal)





## IMPORTANT INFORMATION FOR AGENT

### Agent's Duties

When you accept the authority granted under this power of attorney, a special legal relationship is created between you and the principal. This relationship imposes upon you legal duties that continue until you resign or the power of attorney is terminated or revoked. You must:

- (1) Do what you know the principal reasonably expects you to do with the principal's property or, if you do not know the principal's expectations, act in the principal's best interest;
- (2) Act in good faith;
- (3) Do nothing beyond the authority granted in this power of attorney; and
- (4) Disclose your identity as an agent whenever you act for the principal by writing or printing the name of the principal and signing your own name as "agent" in the following manner:

(Principal's name) by (Your signature) as Agent

Unless the Special Instructions in this power of attorney state otherwise, you must also:

- (1) Act loyally for the principal's benefit;
- (2) Avoid conflicts that would impair your ability to act in the principal's best interest;
- (3) Act with care, competence, and diligence;
- (4) Keep a record of all receipts, disbursements, and transactions made on behalf of the principal;
- (5) Cooperate with any person that has authority to make health care decisions for the principal to do what you know the principal reasonably expects or, if you do not know the principal's expectations, to act in the principal's best interest; and
- (6) Attempt to preserve the principal's estate plan if you know the plan and preserving the plan is consistent with the principal's best interest.

### Termination of Agent's Authority

You must stop acting on behalf of the principal if you learn of any event that terminates this power of attorney or your authority under this power of attorney. Events that terminate a power of attorney or your authority to act under a power of attorney include:

- (1) Death of the principal;
- (2) The principal's revocation of your authority or the power of attorney;
- (3) The occurrence of a termination event stated in the power of attorney;
- (4) The purpose of the power of attorney is fully accomplished; or
- (5) If you are married to the principal, a legal action is filed with a court to end your marriage, or for your legal separation, unless the Special Instructions in this power of attorney state that such an action will not terminate your authority.

### Liability of Agent

The meaning of the authority granted to you is defined in O.C.G.A. Chapter 6B of Title 10. If you violate O.C.G.A. Chapter 6B of Title 10 or act outside the authority granted, you may be liable for any damages caused by your violation.

**If there is anything about this document or your duties that you do not understand, you should seek legal advice.**