

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in G.M.D. 268 of Hall County, Georgia as shown on a survey and plat prepared by Patton Land Surveying, LLC. for "Gregory Scott Simpson" dated January 17th, 2025 and being more particularly described as follows:

Commencing at a p.k. nail set (having a coordinate values of Northing: 1536243.31 Easting: 2429079.14 based on the Georgia State Plane Coordinate System NAD 83 GA West Zone) at the Centerline Intersection of Mangum Road and Athens Highway, Thence South 17 degrees 58 minutes 40 seconds West for a distance of 111.12 feet to a 1/2" rebar pin set on the southern right-of-way of Athens Highway, said point being the TRUE POINT OF BEGINNING.

Thence leaving the southerly right-of-way of Athens Highway: South 45 degrees 31 minutes 07 seconds West for a distance of 1022.72 feet to a 3/8" rebar pin found at rock; Thence South 87 degrees 13 minutes 31 seconds West for a distance of 424.92 feet to a 3/4" crimp top pipe found; Thence South 87 degrees 15 minutes 35 seconds West for a distance of 1432.06 feet to the centerline of a branch; Thence following the centerline of Branch: North 10 degrees 12 minutes 26 seconds West for a distance of 23.24 feet to a point; Thence North 52 degrees 33 minutes 26 seconds East for a distance of 20.42 feet to a point; Thence North 02 degrees 28 minutes 23 seconds West for a distance of 33.00 feet to a point; Thence North 89 degrees 16 minutes 26 seconds West for a distance of 27.80 feet to a point; Thence North 23 degrees 35 minutes 42 seconds West for a distance of 8.29 feet to a point; Thence North 37 degrees 46 minutes 36 seconds East for a distance of 24.98 feet to a point; Thence South 82 degrees 35 minutes 46 seconds West for a distance of 21.63 feet to a point; Thence North 31 degrees 11 minutes 32 seconds East for a distance of 20.85 feet to a point; Thence North 36 degrees 54 minutes 08 seconds East for a distance of 16.92 feet to a point; Thence North 66 degrees 29 minutes 15 seconds West for a distance of 27.70 feet to a point; Thence North 09 degrees 42 minutes 57 seconds West for a distance of 12.65 feet to a point; Thence North 31 degrees 59 minutes 10 seconds East for a distance of 15.84 feet to a point; Thence North 35 degrees 03 minutes 54 seconds West for a distance of 8.56 feet to a point; Thence North 57 degrees 39 minutes 29 seconds West for a distance of 15.79 feet to a point; Thence North 25 degrees 15 minutes 48 seconds East for a distance of 19.76 feet to a point; Thence North 19 degrees 23 minutes 48 seconds West for a distance of 13.21 feet to a point; Thence North 83 degrees 40 minutes 47 seconds East for a distance of 12.41 feet to a point; Thence South 85 degrees 47 minutes 21 seconds East for a distance of 12.11 feet to a point; Thence North 26 degrees 30 minutes 58 seconds East for a distance of 14.35 feet to a point; Thence North 50 degrees 22 minutes 19 seconds East for a distance of 18.32 feet to a point; Thence North 24 degrees 44 minutes 32 seconds West for a distance of 17.08 feet to a point; Thence North 02 degrees 48 minutes 12 seconds East for a distance of 10.58 feet to a point; Thence North 26 degrees 28 minutes 26 seconds East for a distance of 9.40 feet to a point; Thence North 51 degrees 19 minutes 06 seconds East for a distance of 9.30 feet to a point; Thence North 26 degrees 33 minutes 13 seconds West for a distance of 6.31 feet to a point; Thence North 68 degrees 35 minutes 47 seconds West for a distance of 8.40 feet to a point; Thence North 44 degrees 59 minutes 27 seconds West for a distance of 29.51 feet to a point; Thence North 28 degrees 49 minutes 49

seconds East for a distance of 9.09 feet to a point; Thence North 54 degrees 25 minutes 56 seconds West for a distance of 16.10 feet to a point; Thence North 05 degrees 11 minutes 51 seconds West for a distance of 32.45 feet to a point; Thence North 33 degrees 42 minutes 05 seconds East for a distance of 9.97 feet to a point; Thence North 29 degrees 52 minutes 55 seconds West for a distance of 30.15 feet to a point; Thence North 20 degrees 45 minutes 19 seconds West for a distance of 22.51 feet to a point; Thence North 78 degrees 07 minutes 13 seconds West for a distance of 19.80 feet to a point; Thence North 20 degrees 33 minutes 26 seconds West for a distance of 32.44 feet to a point; Thence North 60 degrees 27 minutes 23 seconds West for a distance of 24.03 feet to a point; Thence North 34 degrees 29 minutes 03 seconds West for a distance of 22.20 feet to a point; Thence North 07 degrees 19 minutes 20 seconds West for a distance of 65.54 feet to a springhead; Thence leaving the centerline of branch: North 07 degrees 19 minutes 20 seconds West for a distance of 4.89 feet to a point; Thence North 29 degrees 57 minutes 39 seconds East for a distance of 8.55 feet to a 1/2" rebar pin set; Thence North 87 degrees 11 minutes 38 seconds East for a distance of 1062.78 feet to a 1/2" rebar pin found; Thence North 58 degrees 48 minutes 26 seconds East for a distance of 1076.83 feet to a 1/2" rebar pin set on the southerly right-of-way of Athens Highway (said road right-of-way varies per GDOT Project No. NH-002-6(51) P.I. No. 122150); Thence following the southerly right-of-way: South 63 degrees 53 minutes 08 seconds East for a distance of 216.86 feet to a concrete monument found; Thence South 26 degrees 06 minutes 52 seconds West for a distance of 15.00 feet to a point; Thence South 63 degrees 53 minutes 08 seconds East for a distance of 55.00 feet to a point; Thence North 26 degrees 06 minutes 52 seconds East for a distance of 15.00 feet to a point; Thence South 63 degrees 53 minutes 08 seconds East for a distance of 530.75 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 38.47 acres more or less.