

NCS 1088865-06

After recording, return to:

Alexandra Garza, Esq.  
2 PILLARS LAW  
706 Wilcox Street  
Castle Rock, CO 80104

STATE OF GEORGIA  
COUNTY OF FULTON

Tax Parcel No. 11083-003001A

eFiled and eRecorded

DATE: 01/10/2022

TIME: 4:17 PM

DEED BOOK: 9034

PAGE: 492 - 497

FILING FEES: \$26.00

TRANSFER TAX: \$11,947.50

PARTICIPANT ID: 1983094574

PARTICIPANT ID: 7067927936

PT61: 069-2022-000176

RECORDED BY: CH

CLERK: Charles Baker, C.S.C

Hall County, GA

**LIMITED WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 17th day of December, 2021 by and between **BOARDWALK STORAGE - MURRAYVILLE, LLC** a Georgia limited liability company (herein referred to as "**Grantor**"), and **FREEUP STORAGE MURRAYVILLE LLC**, a Georgia limited liability company, or its assigns (herein referred to as "**Grantee**").

**WITNESSETH THAT**, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 63 and 83 and 62 of the 11<sup>th</sup> District, Hall County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

**TOGETHER WITH** all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in **FEE SIMPLE**.



LWD Boardwalk Murrayville

**AND EXCEPT** for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

***{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK}***

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officer on the date above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness  
  
Notary Public

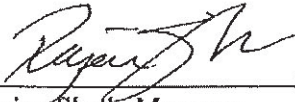
My commission expires: 9/15/24

(Notary Seal)



**BOARDWALK STORAGE-  
MURRAYVILLE, LLC,**  
a Georgia limited liability company

By: Boardwalk Development Group, LLC  
a Georgia limited liability company  
its Manager

By:  (Seal)  
Rajen Sheth, Manager

**EXHIBIT B****PERMITTED EXCEPTIONS**

1. Any minerals or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2022, liens due and payable, and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.
3. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
4. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
5. Rights of tenants, as tenants only, under unrecorded leases.
6. Easements as conveyed in Right-of-Way Deed from Charlie Burruss to State Highway Department of Georgia, dated November 14, 1947, filed for record January 29, 1948 and recorded in Deed Book 114, Page 198, Hall County, Georgia records.
7. Easements as conveyed in Right-of-Way Deed from C. T. Abercrombie to State Highway Department of Georgia, dated November 17, 1947, filed for record January 30, 1948 and recorded in Deed Book 114, Page 204, aforesaid records.
8. Right-of-Way Easement from A.N. Stepp and R.N. Stepp to Jackson Electric Membership Corporation, dated May 19, 1960, filed for record May 25, 1960, and recorded in Deed Book 217, Page 644, aforesaid records.
9. Easement for Right-of-Way from Charlie Burruss to Georgia Power Company, dated September 27, 1966, filed for record October 15, 1966, and recorded in Deed Book 337, Page 110, aforesaid records.
10. Grant of Easement from Charlie Burruss to Atlanta Gas Light Company, dated October 3, 1968, filed for record January 30, 1969, and recorded in Deed Book 389, Page 300, aforesaid records; as evidenced by plat recorded in Plat Book 41, Page 112, aforesaid records.
11. Right-of-Way Easement from Bill Black to Jackson Electric Membership Corporation, dated May 4, 1988, filed for record June 15, 1988, and recorded in Deed Book 1229, Page 346, aforesaid records.