

After recording return to:

Westcroft Properties, LLC
P.O. Box 2091
Roswell, Georgia 30077-2091
Attn: David Li

William E Porter, P.C.
1835 Lockeway Drive
Suite 303
Alpharetta, GA 30004



FILED & RECORDED
DATE: 8/1/2019
TIME: 12:34PM
DEED BOOK: 8308
PAGES: 390-394
FILING FEES: \$18.00
PT&I: 0692019005490
TRANSFER TAX: \$1,100.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

LIMITED WARRANTY DEED

STATE OF Georgia
COUNTY OF Hall

THIS DEED is made the 31st day of July, in the year two thousand nineteen (2019) between National Auto Research Division of Hearst Business Media Corporation, as party of the first part, hereinafter called Grantor, and Westcroft Properties L.L.C., as party 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 Ten and No/100 (\$10.00) Dollars, and other valuable consideration, in hand paid at and before the sealing and delivering of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said property with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the proper use, benefit and behoof of Grantee, subject only to those matters set forth in Exhibit "B" attached hereto and by this reference incorporated herein, forever in FEE SIMPLE.

AND Grantor will only warranty and forever defend the right and title to the Property unto Grantee against the claims of those persons claiming by, through or under Grantor only, but no others.

[Remainder of page intentionally left blank]

732795963.3

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

National Auto Research Division of Hearst Business Media Corporation

Ingridie Flores
Unofficial Witness

By: *Thomas D. Cross*
Name: Thomas D. Cross
Title: President

Lori J. Horsley
Notary Public
My Commission Expires: 11-16-2022



(Affix Notary Seal)

LORI J. HORSLEY
Notary Public, State of New York
No. 01HO9077703
Qualified in New York County
Commission Expires Nov. 16, 2022

Stephen Jay
Unofficial Witness

By: *Todd Ladson*
Name: Todd Ladson
Title: Vice President, Finance

Lori J. Horsley
Notary Public
My Commission Expires: 11-16-2022

(Affix Notary Seal)



LORI J. HORSLEY
Notary Public, State of New York
No. 01HO9077703
Qualified in New York County
Commission Expires Nov. 16, 2022

[Signature Page to Limited Warranty Deed]

EXHIBIT "B"**PERMITTED TITLE EXCEPTIONS**

1. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable, and taxes for prior years arising from reassessments or digest disputes.
2. Easements, liens or encumbrances, or claims thereof, not shown by the public records, unless grantor is a party.
3. Any minerals or mineral rights leased, granted or retained by prior owners.
4. Easements for drainage and maintenance as conveyed by Right of Way Deed from R. Banks and J.H. Redwine to State Highway Board of Georgia, and their successors, dated August __, 1927, filed for record December 16, 1927, and recorded in Deed Book 52, Page 552, Hall County, Georgia records.
5. Easements for drainage and maintenance as conveyed by Right of Way Deed from R. Banks to State Highway Board of Georgia, and their successors, dated June 4, 1937, filed for record June 29, 1937, and recorded in Deed Book 75, Page 356, aforesaid records.
6. Easement from R. Banks to Georgia Power Company, its successors and assigns, dated November 28, 1945, filed for record November 30, 1945, and recorded in Deed Book 100, Page 437, aforesaid records.
7. Perpetual Easement from W. W. Roberts to City of Gainesville, dated June 29, 1988, filed for record July 18, 1988, and recorded in Deed Book 1240, Page 323, aforesaid records.
8. Easements and limitations of access, as contained in Right of Way Deed from National Auto Research, division of Hearst Business Media Corporation (successor to National Auto Research Publication, Inc.) to Department of Transportation, and their successors, dated August 20, 2013, filed for record August 22, 2013, and recorded in Deed Book 7245, Page 305, aforesaid records.
9. Matters as shown on that certain plat recorded in Plat Book 8, Page 141, aforesaid records.
10. Matters as shown on that certain plat recorded in Plat Slide 424, Page 78A, aforesaid records.
11. Matters disclosed by that Survey for Westcroft Properties, L.L.C. prepared by Garmon Land Surveying, sealed and certified by Anthony P. Garmon, GRLS No. 3230 dated June 25, 2019.