

Prepared By:
Weissman PC
3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-R-01645-25-CU

Parcel ID: 11155 000089

[Handwritten signature and stamp]
This document is a true and correct copy of the original statement.

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, made this 27th day of March, 2025 by and between Catherine Warren Fuss and Stephan Robert Fuss, Trustees, or their successors in interest of the Catherine Warren Fuss and Stephan Robert Fuss Living Trust, dated August 2, 2022, as party or parties of the first part, hereinafter called Grantor, and The Shirley Group LLC, 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" 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.

EXHIBIT "A"**File No.: W-R-01645-25-CU**

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in Land Lot 155 of the 11th Land District of Hall County, Georgia, containing 6.571 acres, more or less, lying between Barkers Bend Drive and Chestatee Road as shown on those plats for Obie Kemp prepared by Farley-Collins & Associates, Georgia Registered Land Surveyors, dated July 31, 1998 (Job No. 9105) and which is more particularly described according to said plat as follows:

Beginning at an iron pin set on the Western right of way of Barkers Bend Drive with said pin being located North 37 degrees 09 minutes 40 seconds East 312.88 feet from a nail found at the centerline intersection of Barkers Bend Drive and Sourwood lane; from said Point of Beginning thence along the right of way of Barkers Bend Drive an arc distance of 155.89 feet (said arc having a chord bearing of South 40 degrees 21 minutes 38 seconds West and a chord distance of 155.76 feet) to an iron pin found; thence departing the right of way of Barkers Bend Drive along property now or formerly owned by Robert Fuss North 64 degrees 10 minutes 16 seconds West 439.90 feet to an iron pin found; thence South 61 degrees 46 minutes 33 seconds West 71.45 feet to an iron pin set; thence South 61 degrees 46 minutes 33 seconds West 145.56 feet along property now or formerly owned by the U.S. Government to an iron pin found; thence along the line bordering Lot 126 of Lakeshore Developments, Inc. North 28 degrees 04 minutes West 149.52 feet to an iron pin set on the Southeast right of way of Chestatee Road (60 foot right of way); thence along the right of way of Chestatee Road in a Northeasterly direction an arc distance of 149.26 feet to a point (said arc having a chord bearing of North 38 degrees 57 minutes 06 seconds East and a chord distance of 149.01 feet); thence continuing along the right of way an arc distance of 134.44 feet (said arc having a chord bearing of North 33 degrees 42 minutes 12 seconds East and a chord distance of 134.35 feet) to an iron pin set; thence continuing along the right of way North 38 degrees 19 minutes 27 seconds East 37.52 feet to a point; thence North 39 degrees 40 minutes 26 seconds East 162.49 feet to an iron pin set; thence departing the right of way South 64 degrees 10 minutes 16 seconds East 327.02 feet to an iron pin set; thence South 64 degrees 10 minutes 16 seconds East 313.99 feet to an iron pin found on the Western right of way of Barkers Bend Drive (60 foot right of way); thence along the right of way in a Southwesterly direction an arc distance of 185.39 feet (said arc having a chord bearing of South 24 degrees 57 minutes 15 seconds West and a chord distance of 184.13 feet) to an iron pin and the True Point of Beginning.

For Informational Purposes Only: Said property being known as 0 Chestatee Lane according to the present system of numbering property in Hall County, Georgia.

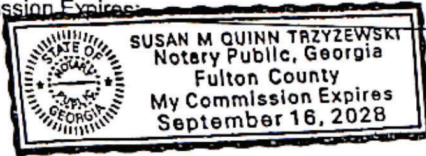
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:



Catherine Warren Fuss and Stephan Robert Fuss, Trustees, or
their successors in interest of the Catherine Warren Fuss and
Stephan Robert Fuss Living Trust, dated August 2, 2022

BY:

Stephan Robert Fuss
Trustee

BY:

Catherine Warren Fuss
Catherine Warren Fuss
Trustee