

Hall County Tax Parcel No.
Portion of 15038 000076

After recording, return to:
Andersen, Tate & Carr, P.C.
Attn: T. Scott Duncan, Esq.
1960 Satellite Blvd. Suite 4000
Duluth, GA 30097
ATC File 030285.070023 (MT)

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd day of October, 2025, by and between **ATLAS DEVELOPMENT SERVICES INC.**, a Georgia corporation (herein referred to as "**Grantor**"), and **ADC VENTURE 5 LLC**, a Delaware limited liability company (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 Georgia Militia District #392, 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.

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.

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:

Maria Thomas
Unofficial Witness

[Signature]
Notary Public

My commission expires:

(Notary Seal)

Exhibit A – Legal Description

Exhibit B – Permitted Exception

GRANTOR:

**ATLAS DEVELOPMENT SERVICES
INC.,** a Georgia corporation

By: [Signature] (SEAL)
Cameron Henderson, CEO/President



EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Georgia Militia District #392, Clinchem District, Hall County, Georgia, and being more particularly described as follows:

To Find the True Point of Beginning, begin at a point at the centerline intersection of Day Lily Drive and Georgia Highway No. 211; thence South 15 degrees 25 minutes 39 seconds east for a distance of 1,992.69 feet to a point, said point being the True Point of Beginning.

Thence North 80 degrees 59 minutes 38 seconds east for a distance of 1,273.51 feet to a 3/5" rebar found; thence South 40 degrees 47 minutes 49 seconds East for a distance of 323.46 feet to a 36" marked oak tree; thence South 76 degrees 45 minutes 45 seconds West for a distance of 1,472.64 feet to an iron pin set; thence North 05 degrees 19 minutes 14 seconds West for a distance of 384.39 feet to an iron pin set, said point being the True Point of Beginning.

The above parcel being Tract 2 as shown on that certain ALTA/NSPS Retracement Survey for Atlas Land Development, Peoples Bank & Trust, and Chicago Title Insurance Company; Church of Christ at Chestnut Mountain, and ADC 5 Atlanta, LLC, dated February 3, 2024, last revised July 29, 2025, and prepared by Land Development Surveyors, Inc., Lee Jay Johnson, GRLS No. 2846, Job Number 24117.

TOGETHER WITH all rights and obligations contained in that certain Access Easement dated July 30, 2025 from Church of Christ at Chestnut Mountain, Inc. to Atlas Development Services Inc., recorded July 31, 2025, in Deed Book 9698, Page 437, Hall County, Georgia records.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. All matters as shown on that certain ALTA/NSPS Retracement Survey for Atlas Land Development, Peoples Bank & Trust, and Chicago Title Insurance Company; Church of Christ at Chestnut Mountain, and ADC 5 Atlanta, LLC, dated February 3, 2024, last revised July 29, 2025, and prepared by Land Development Surveyors, Inc., Lee Jay Johnson, GRLS No. 2846, Job Number 24117.
3. Access Easement dated July 30, 2025, from Church of Christ at Chestnut Mountain, Inc. to Atlas Development Services Inc., recorded July 31, 2025, in Deed Book 9698, Page 437, Hall County, Georgia records, and re-recorded October 7, 2025, in Deed Book 9733, Page 309, aforesaid records.
4. Security Deed from Atlas Development Services Inc. to Peoples Bank & Trust dated July 30, 2025, and securing the original principal balance of \$353,300.00; and recorded at Deed Book 9698, Page 445, Hall County, Georgia records.