

000413

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ -0-

Date 02-11-10

Charles Baker  
Superior Court Clerk

By JN

PT61 069- 2010-000893

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT  
Filed in office, this 11 day of February  
20 10 at 9:42 AM. Recorded in Deed  
Book 6664 Page(s) 413-415  
Charles Baker, Clerk By JN

002576

STATE OF GEORGIA  
COUNTY OF FULTON

After recording, please return to: ✓  
Chamberlain, Hrdlicka, White, Williams & Martin  
One Ninety-one Peachtree Tower, 34<sup>th</sup> Floor  
191 Peachtree Street, N.E.  
Atlanta, Georgia 30303-1747  
Attn: ~~J. Scott Kirkpatrick, Esq.~~ Joseph Forte  
Telephone: 404.659.1410

**GENERAL WARRANTY DEED**

THIS INDENTURE, made this 27<sup>th</sup> day of October, 2009, between **RAYMOND D. SCHOENBAUM**, as party of the first part, hereinafter called Grantor, and **RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST**, as party of the second part, hereinafter called Grantee. The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns and, further, the singular shall include the plural where the context requires or permits.

**WITNESSETH:**

That Grantor, for and in consideration of \$10.00 cash 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:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 of the 10th Land District, Hall County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the **Property**).

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise pertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE GRANTOR will warrant and defend the right and title to the above-described property unto the Grantee against the claims of all persons whomsoever, subject, however, to the Permitted Exceptions.

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

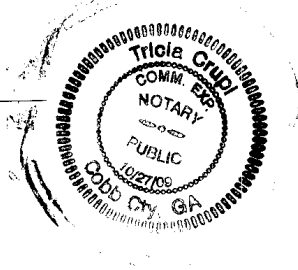
Signed, sealed and delivered in the presence of:

J. S. Ellis  
Unofficial Witness

Raymond D. Schoenbaum (Seal)  
Raymond D. Schoenbaum

Tricia Crupi  
Notary Public  
My commission expires: 10/27/09

(Notary Seal)



LEGAL DESCRIPTION for ZONING PURPOSES ONLY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, 10<sup>TH</sup> DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD; THENCE ALONG THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 55°32'51" WEST, 46.99 FEET TO A POINT; THENCE NORTH 62°35'22" WEST, 41.41 FEET TO A POINT; THENCE LEAVING THE NORTH RIGHT OF WAY OF EAST SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 03°47'09" EAST, 200.00 FEET TO A POINT; THENCE NORTH 66°05'28" WEST, 156.30 FEET TO A POINT; THENCE NORTH 01°00'18" EAST, 161.40 FEET TO A POINT; THENCE NORTH 03°22'31" EAST, 86.40 FEET TO A POINT; THENCE NORTH 07°54'05" EAST, 422.28 FEET TO THE EAST RIGHT OF WAY OF SARDIS ROAD; THENCE ALONG THE EAST RIGHT OF WAY OF SARDIS ROAD NORTH 07°42'50" EAST, 174.78 FEET TO A POINT; THENCE LEAVING THE EAST RIGHT OF WAY OF SARDIS ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 83°50'47" EAST, 394.31 FEET TO A POINT; THENCE NORTH 08°59'36" EAST, 129.52 FEET TO A POINT; THENCE SOUTH 75°18'24" EAST, 555.62 FEET TO A POINT; THENCE SOUTH 50°39'20" EAST, 216.31 FEET TO A POINT; THENCE SOUTH 21°36'54" WEST, 53.31 FEET TO A POINT; THENCE SOUTH 06°04'09" WEST, 133.09 FEET TO A POINT; THENCE SOUTH 06°40'07" WEST, 141.80 FEET TO A POINT; THENCE SOUTH 08°51'48" WEST, 135.57 FEET TO A POINT; THENCE SOUTH 00°39'29" WEST, 86.27 FEET TO A POINT; THENCE SOUTH 18°58'30" WEST, 95.78 FEET TO A POINT; THENCE SOUTH 43°32'35" WEST, 95.10 FEET TO A POINT; THENCE SOUTH 57°41'31" WEST, 128.30 FEET TO A POINT; THENCE SOUTH 72°54'40" WEST, 95.56 FEET TO A POINT; THENCE SOUTH 30°30'19" WEST, 176.58 FEET TO A POINT; THENCE SOUTH 73°05'04" WEST, 258.41 FEET TO A POINT; THENCE NORTH 01°33'17" WEST, 320.06 FEET TO A POINT; THENCE SOUTH 88°26'42" WEST, 143.74 FEET TO A POINT; THENCE SOUTH 01°33'18" EAST, 240.63 FEET TO A POINT; THENCE SOUTH 88°21'30" WEST, 150.12 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 25.9 ACRES.