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AFTER RECORDING, RETURN TO:

→ Matt S. Smith, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, GA 30097
File #9550.70751 JS

Parcel Id: 00123 007017; 00123 007016; 00123 007015

LIMITED WARRANTY DEED

STATE OF NC

COUNTY OF Jackson

THIS INDENTURE, made the 28th day of February, 2022, between

**AMERICAN IRA, LLC FBO JAMES TUCKER ROTH IRA (50% UNDIVIDED
INTEREST) AND AMERICAN IRA, LLC FBO JOHN ERIK WARM IRA (50%
UNDIVIDED INTEREST)**

as party or parties of the first part, hereinafter called Grantor, and

CAPITAL COLLISION LLC, a Georgia limited liability company

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 OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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 170 of the 9th Land District of Hall County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

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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, to the only 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 Grantor and all others claiming by, through or under Grantor.

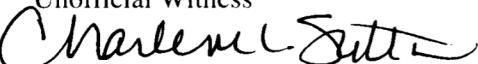
[SIGNATURES ON FOLLOWING PAGE]

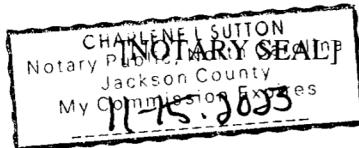
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IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

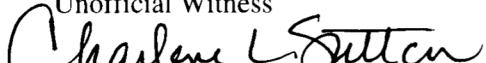
GRANTOR:

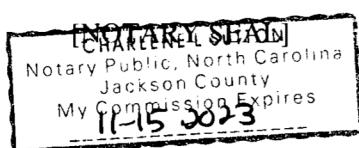
Signed, sealed and delivered in
the presence of:


Unofficial Witness

Notary Public



Signed, sealed and delivered in
the presence of:


Unofficial Witness

Notary Public



AMERICAN IRA, LLC FBO JAMES
TUCKER ROTH IRA

By:  (SEAL)
Name: _____
Title: _____
Nicki Yim
OPERATIONS & COMPLIANCE SUPERVISOR
AIRA, on behalf of
NEW VISION TRUST COMPANY

AMERICAN IRA, LLC FBO JOHN ERIK
WARM IRA

By:  (SEAL)
Name: _____
Title: _____
Nicki Yim
OPERATIONS & COMPLIANCE SUPERVISOR
AIRA, on behalf of
NEW VISION TRUST COMPANY

[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

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EXHIBIT "A"

LEGAL DESCRIPTION

All those lots, tracts and parcels of land lying situate and being in Land Lot 170, 9th Land District, Hall County, Georgia, being one-half of Lot 11 and all of Lot 12 of the E.O. Whiting Resubdivision, Block B, together with Lots 1, 2 and a portion of Lot 4, Block B of the E. O. Whiting Subdivision, said lots forming one contiguous tract on the Northern quadrant of the intersection of Whiting Drive and State Route 369 (Browns Bridge Road). Said tract is more particularly shown by a plat for the E. O. Whiting Estate prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated April 8, 1985, which plat is by reference made a part hereof. As shown by said plat the property is more particularly described as follows:

BEGINNING at a point designated by nail at the intersection of the northern most flange of Whiting Drive as the same intersects with the northern right of way of Browns Bridge Road, running thence along said right of way of Whiting Drive North 53 degrees 01 minutes 14 seconds West 22.42 feet to a nail; thence continuing along the northeastern right of way of Whiting Drive North 26 degrees 48 minutes 35 seconds West 98.46 feet to a point, thence North 29 degrees 26 minutes 41 seconds West 96.61 feet to a point; thence North 30 degrees 05 minutes 13 seconds West 84.11 feet to an iron pin corner; running thence through Lot 11 and along the property of Billie C. Cain North 59 degrees 30 minutes East 150.35 feet to an iron pin corner, running thence South 30 degrees 12 minutes 09 seconds East 27.74 feet to an iron pin; thence South 31 degrees 09 minutes 41 seconds East 22.01 feet to a point; thence South 30 degrees 22 minutes 31 seconds East 77.65 feet to an iron pin corner; running thence North 60 degrees 52 minutes 16 seconds East 50.15 feet to an iron pin corner; running thence South 29 degrees 53 minutes 54 seconds East 215.17 feet to an iron pin corner on the northern right of way of Browns Bridge Road; running thence along said right of way of Browns Bridge Road South 72 degrees 02 minutes 02 seconds West 203.14 feet to the point of beginning.

LESS AND EXCEPT all that tract or parcel of land lying and being in Land Lot 170 of the 9th District of Hall County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the northerly right of way line of State Route 369 a/k/a Browns Bridge Road (80-foot right of way) and the southernmost flange of the easterly right of way line of Whiting Drive, thence running easterly along the northerly right of way line of State Route 369 a/k/a Browns Bridge Road North 72 degrees 02 minutes 02 seconds East a distance of 100.95 feet to a point, said point also being the southeastern corner of original Lot 1, Block B of the E. O. Whiting Subdivision and being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING, as thus established, thence leaving the northerly right of way line of State Route 369 a/k/a Browns Bridge Road and running along the original line dividing Lot 1 and Lot 2, E.O. Whiting Subdivision, North 29 degrees 53 minutes 54 seconds West a distance of 178.10 feet to a point; thence running North 60 degrees 48 minutes 20 seconds East a distance of 50.00 feet to a point; thence running North 30 degrees 22 minutes 31 seconds West a distance of 16.68 feet to a point; thence running North 60 degrees 52 minutes 16 seconds East a distance of 50.15 feet to a point; thence running South 29 degrees 53 minutes 54 seconds East a distance of 214.52 feet to a point on the northerly right of way line of State Route 369 a/k/a Browns Bridge Road; thence running westerly along the northerly right of way line of State Route 369 a/k/a Browns Bridge Road South 71 degrees 58 minutes 38 seconds West a distance of 102.19 feet to a point at the TRUE POINT OF BEGINNING, said property being known as Lot 2 and a portion of Lot 4 of the E.O. Whiting Subdivision, said courses and distances being taken from a survey dated May 11, 1993, prepared by Farley-Collins Associates, and bearing the seal of William H. Collins, GRLS No. 1435 and the seal of H.P. Farley, Jr., GRLS No. 1301. Being the same property conveyed by Harry G. Hyatt to William T. Mundy, Jr. by Warranty Deed dated August 20, 1993 and recorded in Deed Book 2018, pages 278-280 of the Hall County, Georgia Deed Records.

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EXHIBIT “B”

PERMITTED EXCEPTIONS

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Easement to Georgia Power Company, recorded in Deed Book 193, Page 236, Hall County, Georgia records.
3. Utility line easement referenced to in deeds in back chain and purported to be recorded in Deed Book 31-S, Page 63, aforesaid records. No Deed Book 31-2 exists in the Hall County, Georgia records.

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