

05050
00530

Prepared by: MIKEL L. PURCELL
SMITH, BASSETT, PURCELL & KOENIG
SUITE 600 PARK CENTRAL
2970 CLAIRMONT ROAD, NE
ATLANTA, GA 30329

HALL COUNTY, Georgia
Real Estate Transfer Tax

000530

Paid \$ 400.00
Date 8-4-04
By Jc
DWIGHT S. WOOD
Clerk Superior Court

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5050
PAGE (S) 530-531 THIS 4
DAY OF Aug 2004 AT 11:45 AM
DWIGHT S. WOOD, CLERK BY Jc

STATE OF GEORGIA §
COUNTY OF DEKALB §

WARRANTY DEED 028274

4394.95

THIS INDENTURE, made this 29th day of July, 2004, by and between

STEPHEN C. WALDEN

of the County of Gwinnett, State of Georgia, as party of the first part, hereinafter called Grantor, and

USI HOLDINGS, LLC,

of the County of DeKalb, State of Georgia, 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), whose post office address is 2400 South Stone Mountain-Lithonia Road, Lithonia Georgia 30058.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS AND OTHER VALUABLE CONSIDERATION (\$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 the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres according to a plat of survey entitled "Survey for Marvin Stevens," prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 23, 1984, and being Lots 32, 51 and 52 of R. E. Vance property and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Together with all structures and improvements on said 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, 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 all persons whomsoever.

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

Signed, sealed, and delivered in our presence:

Stephen C. Walden
STEPHEN C. WALDEN

Joselyn J. Danner
Witness

Mikel L. Purcell
Notary Public

Date notarized: July 29, 2004



000531

EXHIBIT "A"

All that tract or parcel of land lying and being in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres according to a plat of survey entitled "Survey for Marvin Stevens," prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated October 23, 1984, and being Lots 32, 51 and 52 of R. E. Vance property and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at a point on the Northwesterly edge of the right-of-way line of U. S. Highway No. 23 a/k/a Ga. Highway No. 13 (having a 100-foot right-of-way) where said right-of-way intersects with the land lot line and district line dividing Land Lot 170 of the 8th Land District and Land Lot 298 of the 7th Land District; from said point, run thence in a Northeasterly direction along said right-of-way 385.11 feet to a point, WHICH IS THE PLACE OR POINT OF BEGINNING; run thence North 52 degrees 13' 22" West 201.16 feet to a point; run thence South 34 degrees 52' 39" West 50.57 feet to a point; run thence South 37 degrees 13' 16" West 50.04 feet to a 1/2" r-bar found; run thence North 41 degrees 07' 13" West 560.50 feet to a 1/2"-r-bar found; run thence North 58 degrees 46' 03" East 292.61 feet to 1/2" r-bar found; run thence South 54 degrees 34' 09" East 436.60 feet to a 1/2" r-bar found; run thence South 36 degrees 38' 26" West 248.76 feet to a 1/2" r-bar found; run thence South 52 degrees 13' 39" East 201.69 feet to a point on the Northwest right-of-way line of U. S. Highway No. 23, a/k/a Ga. Highway No. 13; run thence along said right-of-way South 37 degrees 14' 50" West 49.76 feet to the r-bar found at THE PLACE OR POINT OF BEGINNING.



HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 55.00

Date 3-4-14

Charles Baker
Superior Court Clerk

By JW

PT61 069-2014001193

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT

Filed in office, this 4 day of March

20 14 at 2:20 PM. Recorded in Deed

Book 7334 Page(s) 791

Charles Baker, Clerk By JW

004013

000791

14P-464
The Law Office of Russell C Petersen, LLC
P O Box 719
Gainesville, GA 30503

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made February 28th, 2014, between HERRINGTON HOLDINGS III, LLC, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and USI HOLDINGS, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, together with all improvements located thereon, to wit:

All that tract or parcel of land, lying and being in Hall County, Georgia, the same being located in and about three (3) miles northeast of Buford, on U.S. Highway No. 23, and being Lot No. 34 of the R. E. Vance subdivision as shown by plat and survey as made by H. L. Dunahoo, Civil Engineer of Barrow County, Georgia, December 1, 1935 and the same being on record in the Clerk's Office of Hall County, Georgia, and for more complete description reference to said plat is hereby made. Said lot being fifty (50) feet front running back parallel lines two hundred feet, more or less, and being fifty (50) feet in the rear. Also all that tract or parcel of land lying and being in Hall County, Georgia, and the same being located about 3 miles north east of Buford on U.S. Highway No. 23, and being lot no. 33 and part of tract 51 of the R. E. Vance subdivision as shown by plat and survey as made by H. L. Dunahoo, C.E., Barrow County, Georgia, on December 1, 1945, and the same being of record in the Clerk's Office Hall County, Georgia, described as follows: Beginning at a stake corner of Lot No. 32 on the North side of U.S. Highway No. 23 and running a distance of 220 feet to a stake corner; thence in a southerly direction 50 feet to a stake corner; thence northerly a distance of 220 feet to a stake corner on U.S. Highway No. 23; thence along said highway the distance of 50 feet to a stake corner at the point of beginning.

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 all persons whomsoever

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in the presence of: HERRINGTON HOLDINGS III, LLC

Brent W. Hoffa
Witness

Wanda Buffington
Notary Public

My Commission Expires:
(NOTARY SEAL)

By Wanda Buffington, Member
WANDA BUFFINGTON, MEMBER

By: _____ (Seal)

RUSSELL PETERSEN
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm Expires April 25, 2014