

CLOSING STATEMENT

DATE: APRIL 23, 2026

CLIENT NUMBER: 50054.476

**PURCHASER: HALL COUNTY, GEORGIA
2875 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30504**

**SELLER: POSEIDON INVESTMENTS, LLC
104 KENNER AVE., SUITE 200
NASHVILLE, TN 37205**

**PROPERTY: 3111 and 3121 Gould Road, Gainesville, GA 30504
TAX PARCEL NUMBERS 08022 000026 AND 08/022 000025**

PART 1:

SPECIAL STIPULATIONS:

- 1. On April 23, 2026, Poseidon Investments, LLC, as nominee for Hall County, Georgia (in such capacity, the "Nominee"), acquired title to the Property from Eddie H. Mimbs and Sandra E. Mimbs ("Mimbs"). Hall County provided funds in the amount of \$329,038.24 (\$350,000.00 purchase price less a credit for Mimbs's prorata share of State and County and City taxes in the amount of \$986.76, less a credit for earnest money in the amount of \$20,000.00, plus \$25.00 for recording fees), to Nominee to facilitate the purchase of the Property by Nominee.**
- 2. In consideration of the Seller conveying the Property to Purchaser, Purchaser hereby assumes and agrees to be responsible for all environmental liabilities or obligations, including those arising from past or present conditions on the Property, as defined by federal, state, and local environmental laws, including but not limited to, all costs of remediation, damages, fines, response actions, and third-party claims related to the Property, whether known or unknown at the time of the purchase of the Property." As a material part of the consideration for this conveyance, Purchaser accepts the Property on an "AS IS" and "WHERE IS" basis, with all faults and any and all latent and patent defects, and without any warranty for fitness for any particular purpose and/or merchantability, absence of defects, absence of hazardous or toxic substances, absence of faults, (k) flooding, or (1) compliance with laws and regulations including, without limitation, those relating to health, safety, and the environment. Purchaser acknowledges that Purchaser is accepting the Property with the intention of making and relying upon its own investigation of the physical, environmental, economic use, compliance, and legal condition of the Property.**

PART 2:

PURCHASE'S CURRENT TRANSACTION:

Wire transfer fee	\$50.00
Premium for owner's title insurance policy	<u>\$805.00</u>
	\$855.00
Total [Part 1 & 2]:	\$329,893.24

The Purchaser agrees to pay all state, county, and city taxes for the year 2026 and subsequent years, not yet due and payable.

The undersigned parties hereby certify this closing statement to be true and accurate and authorize the disbursements set forth herein.

Seller:

Poseidon Investments, LLC

By: W.L. Norton Agency, Incorporated, a Georgia Corporation, Sole Member

By: _____
Name: _____
Title: _____

Purchaser:

Hall County, Georgia

By: _____

Name: _____
Title: _____

Attest:

By: _____
Name: _____
Title: _____