

Return to: Eric P. Wilborn  
Stewart, Melvin & Frost, LLP  
P. O. Box 3280  
Gainesville, Georgia 30503

## LIMITED WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 3<sup>rd</sup> day of April, 2026, between **EDDIE H. MIMBS** and **SANDRA E. MIMBS** (hereinafter called "GRANTOR"), and **POSEIDON INVESTMENTS, LLC**, a Georgia limited liability company (hereinafter called "GRANTEE").

**WITNESSETH:** That the said **GRANTOR**, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said **GRANTEE** the following described property, to-wit:

Property described on **Exhibit "A"** attached hereto and by reference made a part hereof.

**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 claiming through or under Grantor.

**WHEREVER** there is a reference herein to the **GRANTOR** or the **GRANTEE**, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Eddie H. Mimbbs (SEAL)  
EDDIE H. MIMBS

[Signature]  
Unofficial Witness

Cathy O. Tatum  
Notary Public



(NOTARIAL SEAL)

My Commission Expires: 8/24/29

Signed, sealed and delivered in the presence of:

Sandra E. Mimbbs (SEAL)  
SANDRA E. MIMBS

[Signature]  
Unofficial Witness

Cathy O. Tatum  
Notary Public



(NOTARIAL SEAL)

My Commission Expires: 8/24/29

**Exhibit "A"**

**All that tract or parcel of land lying and being in Land Lot 22, of the 8<sup>th</sup> Land District, City of Gainesville, Hall County, Georgia, containing 2.73 acres and being more particularly described as Tract I and Tract II on a plat of survey for Mimbs Drug Company, prepared by Henry Grady Jarrard, Registered Land Surveyor, dated June 14, 1989, recorded in Plat Book 136, Page 224, of the Hall County, Georgia Plat Records, reference to said plat and the record thereof is hereby incorporated for a more complete description of subject property.**

**Subject to easements and restrictions of record.**

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