

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, 34th Floor
191 Peachtree Street, N.E.
Atlanta, Georgia 30303-1747
Attn: ~~J. Scot Kirkpatrick, Esq.~~ Joseph Forte
Telephone: 404.659.1410

GENERAL WARRANTY DEED

THIS INDENTURE, made this 27th 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.

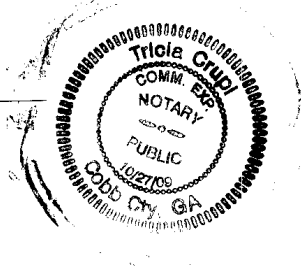
Signed, sealed and delivered in the presence of:

J. S. Ellis
Unofficial Witness

[Signature] (Seal)
Raymond D. Schoenbaum

[Signature]
Notary Public
My commission expires: 10/27/09

(Notary Seal)



----- [SPACE ABOVE THIS LINE FOR RECORDING DATA] -----

After recording, please return to:
Republic Commercial Title Company, LLC
6111 Peachtree Dunwoody Road, Building D
Atlanta, Georgia 30328

eFiled and eRecorded
DATE: 02/13/2026
TIME: 5:21 PM
DEED BOOK: 9802
PAGE: 430 - 433
FILING FEES: \$25.00
TRANSFER TAX: \$420.00
PT61: 069-2026-001012
RECORDED BY: TH
CLERK: Mark Pettitt
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, made this 13 day of February, 2026, between RAYMOND D. SCHOENBAUM, AS TRUSTEE OF THE 2009 RAYMOND D. SCHOENBAUM LIVING TRUST ("Grantor"), and WILLIAM R. POWELL ("Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 71 OF THE 10TH LAND DISTRICT OF HALL COUNTY, and being more particularly described in Exhibit "A" attached hereto and incorporated by this reference herein; TOGETHER with any and all easements, rights-of-way, appurtenances, or rights appertaining or in anywise belonging thereto (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 appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE; SUBJECT, HOWEVER, to those items expressly referenced at Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Title Exceptions").

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor only.

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

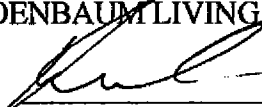
Signed, sealed and delivered
in the presence of:

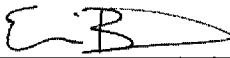
GRANTOR:

RAYMOND D. SCHOENBAUM, AS
TRUSTEE OF THE 2009 RAYMOND D.
SCHOENBAUM LIVING TRUST



Unofficial Witness

By:  (SEAL)
Name: Raymond D. Schoenbaum
Title: Trustee



Notary Public

Commission Expiration Date: 5/23/28

[NOTARIAL SEAL]

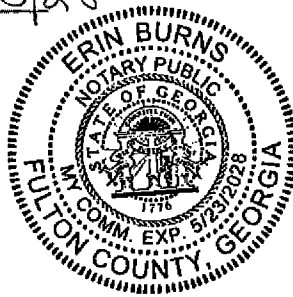


EXHIBIT "A" – LEGAL DESCRIPTION

All that tract and parcel of land lying and being in Land Lot 71 of the 10th Land District, Hall County, Georgia, as shown and delineated as 27.104 acres on plat of said property prepared for Betty Waidrip by Donald Williams, Registered Land Surveyor, American Land Surveyors dated May 9, 1989, and revised March 6, 1991, and recorded at Plat Book 148, Pages 4-5, Hall County Plat Records.

Said property is a portion of the tract of real property conveyed by Carolyn Cook Kinney to Jack Waldrip in a Warranty Deed dated March 10, 1989 and recorded at Deed Book 1323, Pages 106-108, Hall County Deed Records.

LESS AND EXCEPT:

All that tract or parcel of land, situate, lying and being in Land Lot 71 of the 10th Land District of Hall County, Georgia, containing 1.00 acre as shown on survey for Kangaroo, Inc. prepared by Farley-Collins 6 Associates, Registered Surveyors, dated December 13, 1995, and being more particularly described according to said Farley-Collins Survey as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, COMMENCE at a point where the Northerly right-of-way of State Highway No. 53 intersects the Easterly right-of-way of Sardis Road - Cutoff: thence South 88 degrees 40 minutes 00 seconds East 190.64 feet to an iron pin corner: thence North 1 degree 23 minutes 00 seconds West 169.43 feet to an iron pin corner, which iron pin corner is the TRUE POINT OF BEGINNING: thence from said TRUE POINT OF BEGINNING South 88 degrees 34 minutes 00 seconds West 82.76 feet to a point: thence North 38 degrees 57 minutes 26 seconds West 100.00 feet to a point: thence North 1 degree 23 minutes 00 seconds West 240.63 feet to an iron pin corner: thence North 88 degrees 37 minutes 00 seconds East 143.74 feet to an iron pin corner: thence South 1 degree 23 minutes 00 seconds East 319.61 feet to the TRUE POINT OF BEGINNING.

Said property being the same tract of real property conveyed by Raymond Schoenbaum to Mansfield Oil Company of Gainesville, Inc. in a Warranty Deed dated January 26, 1996 and recorded at Deed Book 2542, Pages 304-305, Hall County Georgia Records.

ALSO LESS AND EXCEPT any portion of the property set forth above contained within that certain Right of Way Deed from Raymond Schoenbaum to the Department of Transportation, dated April 4, 2003, filed April 4, 2003 and recorded in Deed Book 4521, Page 522, records of the Superior Court of Hall County, Georgia.

EXHIBIT "B"

1. All taxes for the year 2025 and subsequent years, not yet due and payable, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes subsequent to the date herein.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements or claims of easements, not shown by the Public Records
4. Taxes or special assessments which are not shown as existing liens by the Public Records.
5. Right of Way Easement from B.H. Kinney to Jackson Electric Membership Corporation, a corporation, dated August 13, 1964, filed August 18, 1964 and recorded in Deed Book 288, Page 516, records of the Superior Court of Hall County, Georgia.
6. Easements as contained within that certain Right of Way Deed from B. H. Kinney to Hall County, a political subdivision of the State of Georgia, dated April 28, 1965, filed May 20, 1965 and recorded in Deed Book 305, Page 533, aforesaid records.
7. Easements as contained within that certain Right of Way Deed from B. H. Kinney to Hall County, a political subdivision of the State of Georgia, dated June 26, 1967, filed XX August XXXX and recorded in Deed Book 352, Page 367, aforesaid records.
8. Ingress and Egress Easement from Carolyn Cook Kinney to Jack Waldrip, dated March 10, 1989, filed March 13, 1989 and recorded in Deed Book 1323, Page 101, aforesaid records.
9. Easements as contained within that certain Warranty Deed from Carolyn Cook Kinney to Jack Waldrip, dated March 10, 1989, filed March 13, 1989 and recorded in Deed Book 1323, Page 106, aforesaid records.
10. Relinquishment of access rights (except where designated by the Department of Transportation) and easements as contained in that certain Right of Way Deed from Raymond Schoenbaum to the Department of Transportation, dated April 4, 2003, filed April 4, 2003 and recorded in Deed Book 4521, Page 522, aforesaid records.
11. Perpetual Easement — Water Main from Raymond Schoenbaum to City of Gainesville, Georgia, dated November 10, 2005, filed November 18, 2005 and recorded in Deed Book 5512, Page 491, aforesaid records.
12. All matters affecting subject property as shown on the following plats, all aforesaid records:
 - (A) Plat Book 21, Page 105;
 - (B) Plat Book 33, Page 173
 - (C) Plat Book 38, Page 26;
 - (D) Plat Book 135, Page 6;
 - (E) Plat Book 135, Page 7;
 - (F) Plat Book 148, Page 4; and
 - (G) Plat Book 148, Page 5.

LEGAL DESCRIPTION for ZONING PURPOSES ONLY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 71, 10TH 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, MORE OR LESS.