

JAMES M. WALTERS
311 Green Street
Suite 103
Gainesville, GA 30501
(770) 536-3264

eFiled and eRecorded
DATE: 06/05/2026
TIME: 10:59 AM
DEED BOOK: 9870
PAGE: 127 - 134
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PT61: 069-2026-004031
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

QUIT CLAIM DEED

STATE OF GEORGIA
HALL COUNTY

THIS INDENTURE, made this 1st day of June in the year of our Lord
Two Thousand and Twenty-six between **DANJI, LLC**, Grantor, and **WALTERS INCOME**
PROPERTIES, LP, Grantee:

WITNESSETH that the said Grantor, for and in consideration of the sum of **ONE**
DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand
paid, the receipt whereof is acknowledged, has bargained, sold, and by these present does
remise, release and forever quitclaim to the Grantee his heirs and assigns, all the right, title,
interest, claim or demand the said Grantor has or may have had in and to

SEE EXHIBIT 'A' ATTACHED HERETO.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee his heirs and assigns, so that neither the said Grantor nor its heirs, nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said **DANJI, LLC** has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

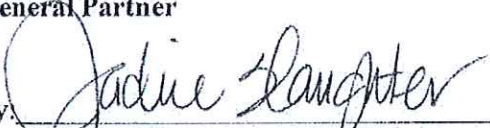
DANJI, LLC

By its Members:

WALTERS INCOME PROPERTIES, LP

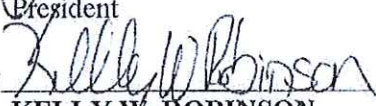
BY: LAURA ANN PROPERTIES, INC., It's

General Partner

By: 

JACKIE W. SLAUGHTER

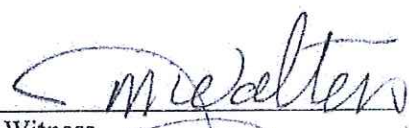
President

Attest: 

KELLY W. ROBINSON

Secretary

(Corporate Seal Affixed)


Unofficial Witness


Notary Public

Notary Seal Affixed:



EXHIBIT 'A'

LEGAL DESCRIPTION

(TRACT 2)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE LEAVING THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD ALONG THE PROPERTY NOW OR FORMERLY BENJI BRONSON MILLER SOUTH 55°43'29" EAST, 396.86 FEET TO AN AXLE FOUND; THENCE SOUTH 00°52'52" WEST, 115.44 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 30°35'16" EAST, 10.21 FEET TO A POINT; THENCE SOUTH 73°27'27" EAST, 13.77 FEET TO A POINT; THENCE SOUTH 34°20'17" EAST, 17.29 FEET TO A POINT; THENCE SOUTH 65°30'16" EAST, 15.01 FEET TO A POINT; THENCE SOUTH 58°06'49" EAST, 27.47 FEET TO A POINT; THENCE NORTH 82°34'04" EAST, 14.69 FEET TO A POINT; THENCE SOUTH 61°41'56" EAST, 47.95 FEET TO A POINT; THENCE SOUTH 81°54'31" EAST, 79.50 FEET TO A POINT; THENCE NORTH 79°05'13" EAST, 15.56 FEET TO A POINT; THENCE SOUTH 63°44'43" EAST, 61.41 FEET TO A POINT; THENCE SOUTH 33°49'22" EAST, 39.29 FEET TO A POINT; THENCE SOUTH 57°32'08" EAST, 16.24 FEET TO A POINT; THENCE SOUTH 87°44'17" EAST, 21.73 FEET TO A POINT; THENCE NORTH 66°22'56" EAST, 35.38 FEET TO A POINT; THENCE NORTH 51°23'01" EAST, 35.70 FEET TO A POINT; THENCE SOUTH 49°30'59" EAST, 21.21 FEET TO A POINT; THENCE SOUTH 83°07'58" EAST, 59.24 FEET TO A POINT; THENCE SOUTH 85°45'24" EAST, 20.24 FEET TO A POINT; THENCE NORTH 47°39'43" EAST, 15.64 FEET TO A POINT; THENCE NORTH 61°15'28" EAST, 48.86 FEET TO A POINT; THENCE NORTH 86°58'14" EAST, 21.94 FEET TO A POINT; THENCE SOUTH 36°29'09" EAST, 18.00 FEET TO A POINT; THENCE SOUTH 80°34'04" EAST, 36.23 FEET TO A POINT; THENCE SOUTH 87°42'24" EAST, 9.95 FEET TO A POINT; THENCE NORTH 53°15'11" EAST, 43.67 FEET TO A POINT; THENCE NORTH 85°38'49" EAST, 21.68 FEET TO A POINT; THENCE NORTH 64°29'38" EAST, 29.64 FEET TO A POINT; THENCE SOUTH 58°03'03" EAST, 25.36 FEET TO A POINT; THENCE SOUTH 88°38'47" EAST, 32.48 FEET TO A POINT; THENCE SOUTH 82°53'49" EAST, 21.64 FEET TO A POINT; THENCE SOUTH 66°03'41" EAST, 51.84 FEET TO A POINT; THENCE NORTH 72°45'20" EAST, 15.56 FEET TO A POINT; THENCE SOUTH 85°02'04" EAST, 14.12 FEET TO A POINT; THENCE NORTH 78°52'25" EAST, 25.87 FEET TO A POINT; THENCE NORTH 22°43'33" EAST, 8.36 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF A CREEK SOUTH 60°14'48" EAST, 96.43 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE ALONG THE PROPERTY NOW OR FORMERLY LORETTA SUSIE PUCKETT SOUTH 46°07'39" WEST, 703.52 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY ROBERT DEAN AND WALTERS INCOME PROPERTIES L.P. SOUTH

46°17'53" WEST, 721.95 FEET TO AN IRON PIN FOUND (1" SOLID PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY WILLIAM O. RAMSEY, JR. SOUTH 46°47'20" WEST, 1137.48 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE THROUGH THE PROPERTY NOW OR FORMERLY DANJI, LLC THE FOLLOWING COURSES AND DISTANCES: NORTH 65°50'02" WEST, 470.62 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE NORTH 27°59'52" WEST, 273.29 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE NORTH 08°56'45" EAST, 393.97 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484"); THENCE NORTH 47°00'22" WEST, 340.91 FEET TO AN IRON PIN SET (1/2" REBAR WITH A CAP STAMPED "ROCHESTER 000484") ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES); THENCE ALONG THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 47°42'14" EAST, 44.24 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 47°42'14" EAST, 131.77 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 47°42'14" EAST, 1600.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 62.200 ACRES.

LEGAL DESCRIPTION
(TRACT 3)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE ALONG THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD NORTH 47°42'14" EAST, 454.37 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ALONG THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 47°42'14" EAST, 607.10 FEET TO A POINT; THENCE 24.99 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 48°58'57" EAST 24.99 FEET AND A RADIUS OF 559.99 FEET TO A POINT; THENCE 7.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF NORTH 50°37'15" EAST 7.03 FEET AND A RADIUS OF 560.00 FEET TO A POINT; THENCE LEAVING THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD AND ALONG THE PROPERTY NOW OR FORMERLY CAROL ANN BROWN AND SCOTT GAINES PUCKETT AND W.H. COLEY AND AIRLINE BAPTIST CHURCH SOUTH 38°44'04" EAST, 734.79 FEET TO A POINT ON THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 16°57'03" WEST, 30.76 FEET TO A POINT; THENCE SOUTH 12°07'29" WEST, 62.48 FEET TO A POINT; THENCE SOUTH 07°46'02" WEST, 28.10 FEET TO A POINT; THENCE SOUTH 32°10'49" WEST, 20.61 FEET TO A POINT; THENCE SOUTH 01°53'53" WEST, 26.86 FEET TO A POINT; THENCE SOUTH 29°59'35" WEST, 30.51 FEET TO A POINT; THENCE SOUTH 11°34'20" EAST, 18.69 FEET TO A POINT; THENCE SOUTH 32°32'24" WEST, 17.78 FEET TO A POINT; THENCE SOUTH 47°20'53" WEST, 51.49 FEET TO A POINT; THENCE SOUTH 19°12'58" WEST, 29.79 FEET TO A POINT; THENCE SOUTH 48°20'52" WEST, 18.07 FEET TO A POINT; THENCE SOUTH 31°46'24" EAST, 54.79 FEET TO A POINT; THENCE SOUTH 23°59'45" EAST, 32.26 FEET TO A POINT; THENCE SOUTH 01°20'11" WEST, 25.73 FEET TO A POINT; THENCE SOUTH 50°13'13" EAST, 29.10 FEET TO A POINT; THENCE SOUTH 19°35'13" EAST, 48.74 FEET TO A POINT; THENCE SOUTH 29°55'04" EAST, 30.45 FEET TO A POINT; THENCE SOUTH 19°25'41" WEST, 11.07 FEET TO A POINT; THENCE SOUTH 25°00'35" EAST, 17.40 FEET TO A POINT; THENCE SOUTH 40°46'03" EAST, 10.08 FEET TO A POINT; THENCE SOUTH 08°43'03" EAST, 11.71 FEET TO A POINT; THENCE SOUTH 13°28'37" WEST, 35.06 FEET TO A POINT; THENCE SOUTH 05°17'42" EAST, 13.03 FEET TO A POINT; THENCE SOUTH 39°51'34" EAST, 52.01 FEET TO A POINT; THENCE SOUTH 56°51'10" EAST, 35.23 FEET TO A POINT; THENCE SOUTH 55°17'53" EAST, 34.93 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF A CREEK AND ALONG THE PROPERTY NOW OR FORMERLY LORETTA SUSIE PUCKETT NORTH 74°45'12" WEST, 52.89 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 60°14'48" WEST, 96.43 FEET TO A POINT; THENCE NORTH 79°44'09" WEST, 278.14 FEET TO A POINT; THENCE NORTH 74°45'12" WEST, 626.76 FEET TO AN AXLE FOUND; THENCE NORTH 00°52'52" EAST, 529.34 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID TRACT CONTAINS 17.264 ACRES.

LEGAL DESCRIPTION
(DEED GAP)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND LYING SOUTH 55°43'29" EAST, 396.86 FEET FROM A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE SOUTH 74°45'12" EAST, 626.76 FEET TO A POINT; THENCE NORTH 79°44'09" WEST, 503.69 FEET TO AN IRON PIN FOUND (1/4" OPEN TOP PIPE); THENCE NORTH 55°27'41" WEST, 132.41 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.315 ACRES OR 13,709 SQ. FT.

LEGAL DESCRIPTION
(DEED GAP)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXLE FOUND LYING SOUTH 55°43'29" EAST, 396.86 FEET FROM A CONCRETE MONUMENT FOUND ON THE SOUTH RIGHT OF WAY OF WHITE SULPHUR ROAD (RIGHT OF WAY VARIES) WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTH 1583894.62, EAST 2416999.17; THENCE SOUTH 74°45'12" EAST, 626.76 FEET TO A POINT; THENCE NORTH 79°44'09" WEST, 503.69 FEET TO AN IRON PIN FOUND (1/4" OPEN TOP PIPE); THENCE NORTH 55°27'41" WEST, 132.41 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 0.315 ACRES OR 13,709 SQ. FT.