

eFiled and eRecorded
DATE: 11/01/2023
TIME: 11:17 AM
DEED BOOK: 9390
PAGE: 559 - 561
FILING FEES: \$25.00
TRANSFER TAX: \$1,340.00
PARTICIPANT ID: 0968712169
PT61: 069-2023-007576
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording, Please Return to:
Albert Caproni III, Esq.
Cohen & Caproni, LLC
750 Hammond Drive
Building 7, Suite 200
Atlanta, Georgia 30328

Parcel ID No. 15037A000031

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE is made effective this 1st day of November, 2023, between **J. Douglas Magnus and Diane Strickland Magnus** (hereinafter referred to as "Grantors"), and **4595 Winder Highway, LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee") ("Grantors" and "Grantee" shall include the respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTORS, for and in consideration of good and valuable consideration delivered to Grantors, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto **GRANTEE** the real property known as 4591 and 4595 Winder Highway, Flowery Branch, Georgia 30542, being Tract 1 of the Plat recorded at Plat Book 882, Page 396, Hall County, Georgia records, and more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (hereinafter 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 Grantee forever in **FEE SIMPLE**;

AND GRANTORS SHALL WARRANT and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming, owning, or holding, by, through or under Grantors.

IN WITNESS WHEREOF, Grantors have executed this document under seal on the date first above written.

GRANTORS:

Witness

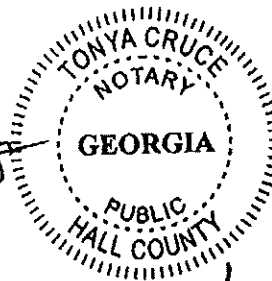
Sworn to and subscribed before me this
10th day of October, 2023.

Tonya Cruce

Notary Public

Commission Expires: 4-26-2025

James D. Magnus (SEAL)
J. DOUGLAS MAGNUS



Witness

Sworn to and subscribed before me this
10th day of October, 2023.

Tonya Cruce

Notary Public

Commission Expires: 4-26-2025

Diane Strickland Magnus (SEAL)
DIANE STRICKLAND MAGNUS

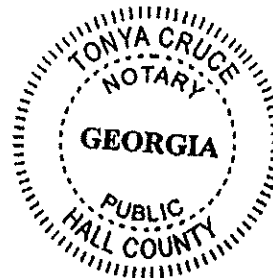


EXHIBIT A

LEGAL DESCRIPTION

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CLINCHEM DISTRICT G.M.D. 392, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF YOUNGBLOOD ROAD (R/W VARIES) WITH THE NORTHEASTERN RIGHT-OF-WAY OF WINDER HIGHWAY, A.K.A. STATE ROUTE 53 (R/W VARIES); THENCE ALONG SAID WINDER HIGHWAY, NORTH 55°47'29" WEST, A DISTANCE OF 486.68 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 2647"); THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE PROPERTY NOW OR FORMERLY OF CHARLES EVERETT MILLS AND PAULINE MILLS, NORTH 31°59'21" EAST, A DISTANCE OF 248.91 FEET TO A NAIL FOUND; THENCE NORTH 55°24'33" WEST, A DISTANCE OF 100.03 FEET TO AN IRON PIN FOUND (1/2" REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 2647"); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF LINDA DIANNE FORTENBERRY WHITE WARD AND BAMBI MICHELLE WHITE WARD RILEY, NORTH 18°00'47" WEST, A DISTANCE OF 82.33 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484"); THENCE INTO THE PROPERTY NOW OR FORMERLY OF J. DOUGLAS MAGNUS AND DIANE STRICKLAND MAGNUS, SOUTH 55°24'33" EAST, A DISTANCE OF 452.09 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF00484") ON THE WESTERN RIGHT-OF-WAY OF SAID YOUNGBLOOD ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: SOUTH 01°18'06" EAST, A DISTANCE OF 85.48 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 17°38'45" EAST, A DISTANCE OF 98.97 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 06°13'08" EAST, A DISTANCE OF 57.88 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 18°31'41" EAST, A DISTANCE OF 56.39 FEET TO A CONCRETE MONUMENT FOUND (STAMPED "R/W"); THENCE SOUTH 34°34'15" WEST, A DISTANCE OF 87.90 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.968 ACRES.