

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:

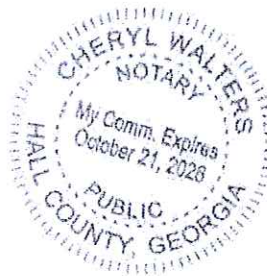


EXHIBIT 'A'

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.

024039

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 18 day of December
20 14 at 4:00 PM. Recorded in Deed
Book 7456 Page(s) 751-752
Charles Baker, Clerk By ER

000751

after recording, return to
Scott A. Ball
Stewart, Melvin & Frost LLP
P.O. Box 3280
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 20.00

Date 12/18/14

Charles Baker,
Superior Court Clerk

By ER

PT61 069- 2014-008192

WARRANTY DEED

THIS INDENTURE is made this 17th day of December, 2014, between

BRENDA L. HALLMAN a/k/a BRENDA HALLMAN
(hereinafter referred to as "Grantor")

and

BENJI BRONSON MILLER
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the 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 Grantees forever in FEE SIMPLE

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever

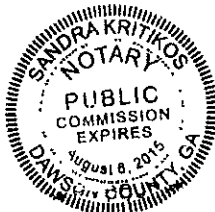
EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of:

Unofficial Witness

Notary Public

BRENDA Hallman (Seal)
BRENDA L. HALLMAN



SAB FILE# 73969

000752

EXHIBIT "A"

Description of Property

All that tract or parcel of land lying and being in the Gainesville District of Hall County, Georgia and being described on a plat prepared by Jimmy D. Bullock and Associates, Georgia Registered Surveyor, No. 1765, dated January 21, 1988, and being entitled "Survey for Charles D. and Brenda L. Hallman", and being more particularly described as follows:

BEGINNING at an iron pin on the southeast right-of-way of Seymour Road (40 ft. R/W) being 539.78 feet S 39° 59' W of its intersection with the centerline of White Sulphur Road;

thence S 7° 16' E 130.00 feet to an iron pin at a fence corner;

thence S 4° 42' W 762.08 feet to an iron pin at a fence corner;

thence N 51° 30' W 523.09 feet to a railroad iron;

thence N 72° 22' E 415.83 feet to an iron pin;

thence N 4° 42' E 315.52 feet to an iron pin;

thence N 7° 16' W 64.90 feet to an iron pin on the Southeast right-of-way of Seymour Road;

thence along said right-of-way N 35° 31' E 71.26 feet to an iron pin and the POINT OF BEGINNING. Said tract containing 2.8 acres.

This is the same property conveyed in that Corrective Warranty Deed from David Greenway to Charles D. Hallman and Brenda L. Hallman recorded in Deed Book 1186, Page 103, of the Hall County, Georgia Deed Records

Said property is currently designated as 3331 Seymour Road according to the present system of numbering properties by the Hall County Tax Assessor's Office.

Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

73969 Description

BA