07122
00714

000751

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 10 day of January
20 13 at 4:21 Pm. Recorded in Deed
Book 7122 Page(s) 714-716
Charles Baker, Clerk By JN

000714

After recording, return to: file; V
SMITH, GILLIAM, WILLIAMS & MILES
P O. BOX 1098
GAINESVILLE, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 1-10-13
Charles Baker
~~Superior Court Clerk~~
By JN
PT61 069-2013000201

LIMITED WARRANTY DEED

THIS INDENTURE is made this 28 day of December, 2012, between

ATLANTA MARINE, INC. (hereinafter referred to as "Grantor") and

BACKUS HOLDINGS, LLC (hereinafter referred to as "Grantee")

(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)

WITNESSETH

GRANTOR, in consideration of the sum of –TEN DOLLARS- and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit.

TRACT ONE:
All that tract or parcel of land lying and being in Land Lot 331 of the 7th District, Hall County, Georgia, being shown as Tract Two (0.9873 acres, more or less) on a survey for Atlanta Marine, Inc. prepared by Southern Technical Services, LLC, Ian M. Bragg, Georgia Registered Land Surveyor, dated March 12, 2007, and more fully described according to said survey as follows:

BEGINNING at a ½" rebar found at the intersection of the northeastern right of way of Holiday Road (60-foot right of way) and the southeastern right of way of Lee Circle (50-foot right of way); from said point running along the southeastern right of way of Lee Circle North 20 degrees 44 minutes 49 seconds East 81.74 feet (an arc distance of 81.83 feet and a radius of 505.49 feet); and North 06 degrees 34 minutes 28 seconds East 110.96 feet (an arc distance of 111.35 feet and a radius of 382.61 feet); thence leaving the right of way and running North 50 degrees 30 minutes 47 seconds East 205.15 feet to a ½" rebar found; running thence South 30 degrees 15 minutes 00 seconds East 99.93 feet to a 1" open top pin found; thence running South 31 degrees 00 minutes 32 seconds West 331.10 feet to a point located on the northeastern right of way of Holiday Road; thence along Holiday Road North 56 degrees 24 minutes 20 seconds West 95.75 feet to the rebar found at the point of beginning.

This property also being known as Lot 12 as shown on the subdivision survey recorded in Plat Book 20, page 5, Hall County, Georgia Plat Records; and also the same property described in the Warranty Deed from Gregory T. Cimarossa to Atlanta Marine, Inc., dated September 29, 2003, and recorded in Deed Book 4757, page 328, Hall County, Georgia Deed Records.

000715

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 331 of the 7th District, Hall County, Georgia, being shown as Tract One (1.9704 acres, more or less) on a survey for Atlanta Marine, Inc. prepared by Southern Technical Services, LLC, Ian M. Bragg, Georgia Registered Land Surveyor, dated March 12, 2007, and more fully described according to said survey as follows.

BEGINNING at a ½" rebar found on the northeastern right of way of Holiday Road (60-foot right of way) which is located South 56 degrees 24 minutes 20 seconds East 95.75 feet from the intersection of the northeastern right of way of Holiday Road and the southeastern right of way of Lee Circle; from said point running North 31 degrees 00 minutes 32 seconds East 331.10 feet to an open top pin found; thence running South 29 degrees 57 minutes 31 seconds East 352.25 feet to a 1" open top pin found, thence running South 08 degrees 00 minutes 57 seconds East 184.03 feet to a ½" rebar found on the northeastern right of way of Holiday Road; thence along Holiday Road the following courses and distances: North 64 degrees 28 minutes 39 seconds West 205.46 feet (an arc distance of 205.51 feet and a radius distance of 2592.24 feet); North 60 degrees 31 minutes 07 seconds West 53.22 feet; North 56 degrees 04 minutes 08 seconds West 96.38 feet; thence North 56 degrees 24 minutes 20 seconds West 64.90 to the rebar found at the point of beginning.

This property also being known as Lots 13, 14, 15 and 16 as shown on the subdivision survey recorded in Plat Book 20, page 5, Hall County, Georgia Plat Records; and also the same property described in the Limited Warranty Deed from Hazel W. Lipham to PBDR Land, LLC, dated October 7, 2005, and recorded in Deed Book 5470, pages 668-670, Hall County, Georgia Deed Records.

TRACT THREE:

All that tract or parcel of land lying and being in Land Lot 331 of the 7th District, Hall County, Georgia, being shown as Tract Three (1.341 acres, more or less) on a survey for Atlanta Marine, Inc. prepared by Southern Technical Services, LLC, Ian M. Bragg, Georgia Registered Land Surveyor, dated March 12, 2007, and more fully described according to said survey as follows:

BEGINNING at a nail found on the southwestern right of way of Holiday Road (60-foot right of way) and the southeastern right of way of Merritt Drive (40-foot right of way), from said point of beginning, running along the southwestern right of way of Holiday Road South 56 degrees 24 minutes 20 seconds East 258.96 feet to an iron pin; thence continuing South 56 degrees 04 minutes 08 seconds East 100.00 feet (an arc distance of 100.02 feet with a radius of 1656.01 feet); thence leaving the right of way and running South 50 degrees 31 minutes 12 seconds West 265.63 feet to a ½" rebar found on the northeastern right of way of Tuggle Drive; thence along Tuggle Drive North 28 degrees 17 minutes 27 seconds West 98.97 feet to a point; thence North 27 degrees 27 minutes 13 seconds West 99.99 feet to a point, thence North 09 degrees 42 minutes 32 seconds West 172.55 feet (an arc distance of 173 90 feet and a radius of 402.00 feet) to a point located on the southeastern right of way of Merritt Drive; thence along Merritt Drive North 52 degrees 14 minutes 16 seconds East 35.99 feet to the nail found at the point of beginning.

This property also being known as Lots 1, 2 and 3 as shown on the subdivision survey recorded in Plat Book 19, page 153, Hall County, Georgia Plat Records.

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above- described property unto the said Grantees against the claims of all person owning, holding or claiming by, through or under Grantor only.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

NOTARY SEAL

LEE ANN JAMES NOTARY PUBLIC EXP. Nov. 17, 2018 HALL COUNTY, GA

ATLANTA MARINE, INC.

By: _____ (SEAL)
Kurt Backus, Secretary

By: _____ (SEAL)
Lisa Backus, President

After recording, return to:

Calloway Title and Escrow, LLC
Attn: David Dudley
4170 Ashford-Dunwoody Road
Suite 525
Atlanta, Georgia 30319
2-42055

Tax Parcels: 07331-002034 &
07330-002001

eFiled and eRecorded
DATE: 10/28/2022
TIME: 3:50 PM
DEED BOOK: 9218
PAGE: 555 - 558
FILING FEES: $25.00
TRANSFER TAX: $2,150.00
PARTICIPANT ID: 6405611605
PT61: 069-2022-009379
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF Georgia

COUNTY OF DeKalb

LIMITED WARRANTY DEED

THIS INDENTURE is made this October 25, 2022, between Cross Pointe The Church at Gwinnett Center, Inc., a Georgia nonprofit corporation (hereinafter referred to as "Grantor"), and Lanier Point Church, Inc., a Georgia nonprofit corporation (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H

Grantor, for and in consideration of the sum of Ten and No/100ths Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all those tracts or parcels of land lying and being in Land Lot 330 and 331, 7th District, of Hall County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (hereinafter, the "Land").

TO HAVE AND TO HOLD the Land, together 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 behoove of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions attached hereto as Exhibit "B" and hereby incorporated by reference.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, as of the day and year above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:

GEORGE C. CALLOWAY
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 22, 2023

Cross Pointe The Church at Gwinnett Center, Inc., a Georgia nonprofit corporation

By: R. Bruce Hardy (Seal)
Name: R. Bruce Hardy
Title: CFO

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=82285712&key1=9218&key2=555&county=69&countyname=HALL&userid=51737&appid=4 1/1

EXHIBIT "A"

Parcel 1

All that tract or parcel of land lying and being in Land Lots 330 and 331 of the 7th Land District of Hall County, Georgia, containing a total of 7.236 acres and being all of Tract 1 (containing 4.765 acres) and all of Tract 2 (containing 2.471 acres), as shown on survey for New Bethany Baptist Church, prepared by Joseph N. Savage, Registered Surveyor, dated July 14, 1987, recorded in Plat Book 125, pages 112-113, Hall County Plat records, said plat being herein incorporated by reference.

Parcel 2

All that tract or parcel of land lying and being in Land Lot 331 of the 7th Land District, Hall County, Georgia, as shown and delineated as 4.522 acres, more or less, on plat of survey for New Bethany Baptist Church by Rufus E. Owens, dated July 14, 2001, and being more particularly described as follows:

Beginning at an iron pin at a point on the southern right of way of Holiday Road a/k/a State Route #347 (60 foot right of way) said pin being 471.04 feet northwest as measured along said right of way from the intersection of said right of way and the western right of way of New Bethany Road (60 foot right of way); thence running south 05 degrees 19 minutes 29 seconds east a distance of 320.72 feet to an iron pin; thence running south 28 degrees 42 minutes 38 seconds east a distance of 14 20 feet to an iron point; thence running south 63 degrees 10 minutes 16 seconds west a distance of 323.64 feet to an iron pin on the northeastern right of way of Tuggle Drive (40 foot right of way); thence running north 26 degrees 25 minutes 13 seconds west along said right of way a distance of 264.81 feet to an iron pin; thence running north 25 degrees 18 minutes 20 seconds west along said right of way a distance of 97.28 feet to an iron pin; thence running north 25 degrees 18 minutes 28 seconds west along said right of way of a distance of 50.10 feet to an iron pin; thence running north 25 degrees 43 minutes 38 seconds west along said right of way a distance of 50.24 feet to an iron pin; thence running north 25 degrees 53 minutes 32 seconds west along said right of way a distance of 50.68 feet to an iron pin; thence leaving said right of way and running north 53 degrees 12 minutes 03 seconds east a distance of 265.77 feet to an iron pin on the southern right of way of Holiday Road; thence running southeasterly along said right of way following the curvature thereof a distance of 300.52 feet to an iron pin, the place or point of beginning, which pin is south 61 degrees 38 minutes 34 seconds east a distance of 300.20 feet from the previous iron pin.

Reference is made to Hall County Plat Book 19, page 153. The above described property is Lots 4, 5, 6, 7 and that shown as ASold Stevenson@. Said property is also known as Lots 4, 5, 6, 7, 73, 76 & 77 of the J. Ray Merritt and Quillian Tuggle Subdivision.

The land described above is the same land shown on Boundary Survey prepared by James A. Cannington of LeCraw Engineering, Job#199001, dated December 9, 2016 and last revised December 22, 2016