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CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:
Schulten Ward Turner & Weiss, LLP
260 Peachtree Street NW, Suite 2700
Atlanta, GA 30303
Attn: Aimee LaTourette
SWTW file no. 5070.029

Tax Parcel No. 08154 000016

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE is made as of this 14th day of June, 2024, by and between **THE EPISCOPAL CHURCH OF SAINT MARY & SAINT MARTHA OF BETHANY, INC.**, a Georgia nonprofit corporation (hereinafter referred to as *"Grantor"*) and **BSIDE OAKWOOD, LLC**, a Georgia limited liability company (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, in consideration of the sum of Ten and No/100 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 THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 154, 8th District, Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference (hereinafter referred to as the *"Land"*).

TOGETHER WITH all buildings and improvements thereon (the *"Improvements"*), and all appurtenances thereof, including easements and rights-of-way relating thereto, and without warranty, all right, title and interest, if any, of Seller in and to the land lying within any street or roadway adjoining the real property and any vacated or

hereafter vacated street or valley adjoining the real property (the foregoing, together with the Land, are herein referred to as the *"Property"*).

This conveyance is made subject to all covenants, conditions, liens, restrictions, reservations and easements of record, as more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof (*"Permitted Encumbrances"*).

TO HAVE AND TO HOLD the Property, 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 behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee, its successors and assigns, against the claims of all persons claiming by, through, or under Grantor, but not otherwise.

[Signatures appear on the following page]

IN WITNESS WHEREOF, Grantor has hereunto caused this Deed to be executed under seal effective as of the date and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

THE EPISCOPAL CHURCH OF SAINT MARY & SAINT MARTHA OF BETHANY, INC.,
a Georgia nonprofit corporation

By: _____
Name: Reverend Laura J. Masterson
Title: Priest-in-Charge

_____
Unofficial Witness

_____
Notary Public

Commission Expiration Date: 7/22/25

[NOTARIAL SEAL]

JENNIFER MASSEY
NOTARY PUBLIC
My Commission Expires
07-22-2025
HALL COUNTY, GEORGIA

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 154, 8th Land District, Hall County, Georgia, containing 33.56 acres, more or less, as shown on plat of survey for J. C. Pirkle by Patton-Patton, Inc., Surveyors, dated November 25, 1994, being more particularly described as follows:

To locate the point of beginning, begin at the intersection of the southerly right of-way of Friendship Road with the westerly right-of-way of Ridge Road, and run thence in a southerly direction along the westerly right-of-way of Ridge Road and following the curvature thereof the following courses and distances: South 15 degrees 04 minutes 37 seconds West 136.44 feet; South 07 degrees 43 minutes 56 seconds West 70.61 feet; South 03 degrees 32 minutes 12 seconds West 54.29 feet; South 00 degrees 08 minutes 43 seconds East 51.83 feet; South 01 degrees 57 minutes 38 seconds East 50.98 feet; South 03 degrees 25 minutes 02 seconds East 30.01 feet; and South 03 degrees 58 minutes 10 seconds East 190.44 feet to an iron pin corner, being corner with property of now or formerly Reed, which is the POINT OF BEGINNING; and running thence in a southerly direction along the westerly right-of-way of Ridge Road and following the curvature thereof the following courses and distances: South 04 degrees 10 minutes 11 seconds East 198.58 feet; South 04 degrees 01 minutes 49 seconds East 51.16 feet; South 03 degrees 21 minutes 21 seconds East 47.60 feet; South 01 degrees 35 minutes 41 seconds East 48.12 feet; South 00 degrees 13 minutes 56 seconds West 54.54 feet; South 02 degrees 39 minutes 30 seconds West 47.77 feet; South 05 degrees 21 minutes 42 seconds West 45.36 feet; South 08 degrees 50 minutes 07 seconds West 46.22 feet; South 12 degrees 21 minutes 17 seconds West 44.87 feet; South 16 degrees 14 minutes 31 seconds West 46.43 feet; South 19 degrees 26 minutes 35 seconds West 47.96 feet; South 21 degrees 36 minutes 07 seconds West 48.82 feet; South 23 degrees 24 minutes 40 seconds West 47.60 feet; South 24 degrees 31 minutes 04 seconds West 93.39 feet; and South 25 degrees 37 minutes 03 seconds West 183.03 feet to an iron pin corner; thence leaving said right-of-way and running North 58 degrees 20 minutes 49 seconds West 150.00 feet to an iron pin; thence South 59 degrees 15 minutes 44 seconds West 912.44 feet to an iron pin; thence North 26 degrees 25 minutes 38 seconds West along property of now or formerly Painter 215.18 feet to an iron pin corner; thence North 35 degrees 57 minutes 59 seconds East along property of now or formerly Painter 696.74 feet to an iron pin corner; thence North 34 degrees 54 minutes 15 seconds West along property of now or formerly Painter and property of now or formerly Gallup 908.83 feet to an iron pin corner; thence North 59 degrees 16 minutes 09 seconds East along property of now or formerly Hall County Board of Commissioners 879.84 feet to an iron pin corner; thence South 63 degrees 45 minutes 02 seconds East 106.00 feet to an iron pin; thence South 73 degrees 52 minutes 01 seconds East 156.09 feet; thence South 73 degrees 27 minutes 47 seconds East 15.75 feet to an iron pin corner; thence South 03 degrees 31 minutes 52 seconds East along property of now or formerly Reed 499.38 feet to an iron pin corner; thence North 81 degrees 11 minutes 09 seconds East along property of now or formerly Reed 259.39 feet to an iron pin on the westerly right-of-way of Ridge Road, which is the POINT OF BEGINNING.

LESS AND EXCEPT from the above-described property is that tract of 12.37 acres which was previously conveyed by the Estate of J.C. Pirkle to Friendship Baptist Church of Buford, Inc. by Executor's Deed dated January 17, 2002, recorded in Deed Book 4104, page 93, et seq., Hall County, Georgia Records.

Subject to areas within the right-of-way of Ridge Road and all easements, restrictions, and encumbrances of record

LESS AND EXCEPT that certain property described in that Warranty Deed between Friendship Baptist Church of Buford, Inc. and Edgar C. Williams and Carolyn H. Williams dated February 11, 2005, recorded in Deed Book 5227, pages 180-181, Hall County, Georgia Records.

LESS AND EXCEPT from the above-described property:

PROJECT NO.:	STP-2984(1) Hall County
P.I. No.:	162430
PARCEL NO.:	31
DATE OF R/W PLANS:	April 04, 2007
REVISION DATE:	Sheet 20 January 31, 2011; Sheet 22, August 12, 2010

000101

All that tract or parcel of land lying and being in Land Lot 154 of the 8th Land District and/or 1419th Georgia Militia District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 60 feet right of and opposite Station 24+91.41 on the construction centerline of Hog Mountain Road on Georgia Highway Project No. STP-2984(1); running thence N 80°43'37.2" E a distance of 51.78 feet to a point 8.22 feet right of and opposite Station 24+90.78 on said construction centerline laid out for HOG MTN RD; thence S 4°47'56.7" E a distance of 313.22 feet to a point 34.21 feet right of and opposite Station 28+03.62 on said construction centerline laid out for HOG MTN RD; thence southeasterly 139.185 feet along the arc of a curve (said curve having a radius of 851.054 feet and a chord distance of 139.030 feet on a bearing of S 0°06'37.1" E) to the point 40.13 feet right of and opposite Station 29+50.00 on said construction centerline laid out for HOG MTN RD; thence N 86°56'52.1" W a distance of 19.87 feet to a point 60.00 feet right of and opposite Station 29+50.00 on said construction centerline laid out for HOG MTN RD; thence northwesterly 152.683 feet along the arc of a curve (said curve having a radius of 690.000 feet and a chord distance of 152.372 feet on a bearing of N 3°17'13.3" W) to the point 60.00 feet right of and opposite Station 27+84.04 on said construction centerline laid out for HOG MTN RD; thence N 9°37'34.3" W a distance of 280.41 feet to a point 60.00 feet right of and opposite Station 25+03.63 on said construction centerline laid out for HOG MTN RD; thence northwesterly 13.330 feet along the arc of a curve (said curve having a radius of 720.000 feet and a chord distance of 13.330 feet on a bearing of N 9°05'46.1" W) back to the point of beginning. Containing 0.348 acres more or less.

EXHIBIT "B"
PERMITTED ENCUMBRANCES

1. All taxes and assessments for the year 2024 and subsequent years not yet due and payable.

2. Riparian rights incident to the premises.

3. Easements as conveyed in Right of Way Deed from John A. Bradford, et al. to Hall County, a political subdivision of the State of Georgia, undated, filed for record November 3, 1958, and recorded in Deed Book 195, Page 177, Hall County, Georgia records.

4. Easements as conveyed in Right of Way Deed from F.C. Carter, J.C. Pirkle, et al. to Hall County, a political subdivision of the State of Georgia, dated December 13, 1958, filed for record November 8, 1961, and recorded in Deed Book 240, Page 544, aforesaid records.

5. Easements as conveyed in Rural Post Roads Right of Way Deed from G.W. Bailey, J.C. Pirkle, et al. to Hall County, a political subdivision of the State of Georgia, dated September 5, 1962, filed for record September 11, 1962, and recorded in Deed Book 253, Page 593, aforesaid records.

6. Right-of-Way Easement from J.C. Pirkle to Jackson Electric Membership Corporation dated September 4, 1986, filed for record October 24, 1986, and recorded in Deed Book 1036, Page 128, aforesaid records.

   Note: By Containment letter dated November 10, 2023, from Jackson Electric Membership Corporation, Jackson Electric Membership Corporation claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities under the terms and conditions of said easement within its presently maintained location.

7. Water Facilities Dedication from Friendship Baptist Church to the City of Gainesville, Georgia, dated October 30, 2006, filed for record July 25, 2008, and recorded in Deed Book 6385, Page 479, aforesaid records.

8. Conveyance of access rights as contained in that certain Right-of-Way Deed from Friendship Baptist Church of Buford, Inc., also known as Friendship Baptist Church, to Georgia Department of Transportation, dated April 28, 2011, filed for record May 6, 2011, and recorded in Deed Book 6835, Page 676, aforesaid records.

9. All matters as shown on that certain plat recorded in Plat Book 845, Page 1, aforesaid records.

10. All matters as shown on that certain plat recorded in Plat Book 852, Page 138, aforesaid records.

11. Those matters shown on that ALTA/NSPS Land Title Survey for BSIDE OAKWOOD, LLC, prepared by LandPro Surveying and Mapping , bearing the seal and certification of James H Rader, G.R.L.S. No. 3033, dated October 30, 2023, and designated as Project No. 20231030, including:
    a) guy wire 19.3 feet west of the right-of-way of Ridge Road on the eastern boundary;
    b) asphalt path located on the southeastern corner of subject property;
    c) stream entering the southwestern corner of subject property;
    d) fence running along the southwestern boundary line of subject property; and
    e) stream entering the northern side of subject property.