FILED & RECORDED
DATE: 8/14/2019
TIME: 11:31AM
DEED BOOK: 8316
PAGE: 402
FILING FEES: $10.00
PT61: 0692019005915
TRANSFER TAX: $200.00
Recorded By: NB
Charles Baker, C.S.C.
Hall County, GA

file

after recording, return to:

JENIFIR DIMO
STEWART, MELVIN & FROST, LLP
200 MAIN STREET,
HUNT TOWER, SUITE 600
GAINESVILLE, GA 30501

LIMITED WARRANTY DEED

THIS INDENTURE is made this **5th** day of **August, 2019**, between

SHAWN HUDGINS and TAMMY RATAJSKI
(hereinafter referred to as "Grantor")

and

TAMMY RATAJSKI and DON RATAJSKI
(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" 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, the receipt and sufficiency whereof are hereby acknowledged, have 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:

All that tract or parcel of land lying and being in Land Lot 77 of the Morgan District, Hall County, Georgia, consisting of Lot 1 and Tract 1 of Poplar Springs Heights and being more particularly described according to a survey for Jesse T. Hanes by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated April 20, 1983, recorded in Plat Book 89, Page 302, Hall County, Georgia Plat Records, which plat is hereby referred to and made a part of this description, being improved property known as 3060 Poplar Springs Church Road, according to present system of numbering property 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.

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 as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered in the presence of:

Unofficial Witness

Notary Public

Commission Expiration Date:

NOTARY PUBLIC COBB COUNTY, GA MY COMMISSION EXPIRES MAY 25, 2021

GRANTOR:

Shawn Hudgins (Seal)
SHAWN HUDGINS

Tammy Ratajski (Seal)
TAMMY RATAJSKI

SMF FILE # ~~79998~~
80329

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=74262101&key1=8316&key2=402&county=69&countyname=HALL&userid=151666&appid=4 1/1

02130
0243

WARRANTY DEED

B. 213

STATE OF GEORGIA

COUNTY OF GWINNETT

This Indenture made this 4th day of February, in the year One Thousand Nine Hundred Ninety-Four, between JOHNNIE F. BAZZELL, JR and CAROL A. BAZZELL, of the County of HALL, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and DEWAYNE L. KIDD and GLORIA J. KIDD, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in Morgan GMD 385, Hall County, Georgia, as shown and delineated as Lot 1, Meadowood Subdivision on plat of survey for Dewayne L. Kidd and Gloria J. Kidd by William C. Ellis dated January 25, 1994. This is the same property shown as said lot of said subdivision on subdivision plat recorded in Hall County Plat Records at Plat Book 81, Page 13, which plat is incorporated herein by reference for a more complete description.

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 68.90
Date Febry 11,1994
DWIGHT S. WOOD
Clerk of Superior Court
By Margaret B. Yarce

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMM. EXP. JUL 18, 1996 MARY N. KILGORE

JOHNNIE F. BAZZELL, JR (Seal)

CAROL A. BAZZELL (Seal)

(Seal)

Georgia, Hall County, Clerk Superior Court
Filed in office, this 11 day of Febry
19 94 at 1:07 P.M. Recorded in Book 2130
Page 243 this 14 day of Febry 19 94
DWIGHT S. WOOD, Clerk

Pd. → GARNER & KILGORE
CK# 15340

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=15513146&key1=2130&key2=243&county=69&countyname=HALL&userid=151666&appid=4 1/1

eFiled and eRecorded
DATE: 10/29/2025
TIME: 3:27 PM
DEED BOOK: 9745
PAGE: 588 - 590
FILING FEES: $25.00
TRANSFER TAX: $230.00
PT61: 069-2025-007400
RECORDED BY: CH
CLERK: Mark Pettitt
Hall County, GA

250516RT
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **October 20th, 2025**, between **SCARLETT RENEE SKINNER**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **TANNERS RIDGE, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2026

SCARLETT RENEE SKINNER (Seal)

(Seal)

(Seal)

(Seal)

EXHIBIT "A"

All that tract or parcel of land lying and being in the Morgan District, GMD 385, Hall County, Georgia, being Lot 2, Meadowood Subdivision, and being fully described on a survey prepared by B. Keith Rochester and Associates, GRLS, dated September 2, 1975, revised January 7. 1976, and being more particularly described as follows:

Beginning at an iron pin corner, said iron pin corner being located at the intersection of the northerly right of way of Poplar Springs Road with the westerly right of way of Meadowood Court; thence along the northerly right of way of Poplar Springs Church Road south 71 degrees 24 minutes 20 seconds west a distance of 118.91 feet to an iron pin corner; thence north 22 degrees 58 minutes 36 seconds west a distance of 157.41 feet to an iron pin corner; thence north 67 degrees 1 minute 24 seconds east a distance of 108.32 feet to an iron pin corner on the westerly right of way of Meadowood Court; thence along the westerly right of way of Meadowood Court, south 26 degrees 29 minutes 51 seconds east a distance of 166.01 feet to an iron pin corner and the point of beginning.

eFiled and eRecorded
DATE: 05/03/2021
TIME: 3:39 PM
DEED BOOK: 8806
PAGE: 233 - 233
FILING FEES: $25.00
TRANSFER TAX: $550.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-004324
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Return Recorded Document to:
Russell C Petersen, LLC
P.O. Box 6499
Gainesville, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

FILE #: **210540RT**

THIS INDENTURE made this **30th** day of **April, 2021,** between **ALAN W. LANCE and STEPHANIE KIMBERLY LANCE SPROULL** of the County of Hall and State of **Georgia**, as party or parties of the first part, hereinunder called Grantor, and **SHADOWSTONE PARTNERS, LLC** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires
or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Morgan GMD 385, Hall County, Georgia, being 80.98 acres more or less, and being more fully shown on a plat entitled "Survey for Gary K. Tanner Estate" Prepared by Chris M. Patton, Georgia Registered Land Surveyor No. 2647, which plat is recorded in Plat Slide 859, Page 70, Hall County, Georgia Records, which plat is by reference incorporated herein and made a part hereof.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of 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 behoof of the said Grantee, forever in **FEE SIMPLE.**

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

(Seal)
ALAN W. LANCE

Notary Public

(Seal)
STEPHANIE KIMBERLY LANCE SPROULL

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2022

eFiled and eRecorded
DATE: 09/29/2021
TIME: 9:51 AM
DEED BOOK: 8944
PAGE: 321 - 324
FILING FEES: $25.00
TRANSFER TAX: $410.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-009618
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

RETURN TO:
211105RT
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made **September 23rd, 2021**, between **SUSAN R GIBSON, INDIVIDUALLY AND SUSAN R GIBSON AS ADMINISTRATOR OF THE ESTATE OF JERILYN KAY HYATT**, deceased, of the First Part (hereinafter called "grantor") and **TANNERS RIDGE, LLC**, of the State of Georgia and County of Hall, of the Second Part (hereinafter called "grantee"); the words "grantor" and "grantee" to include her respective heirs, successors and assigns where the context requires or permits.

W I T N E S S E T H:

That said grantor (acting under and by virtue of the power and authority contained in the Administration of the Estate of **JERILYN KAY HYATT**, the same having been duly processed with Letters of Administration having been issued September 8, **2020**, for Estate No. **E-20-336**), at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said tract or parcel of 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 the said grantee, **TANNERS RIDGE, LLC**,, forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed

and enjoyed, or might have been held, possessed and enjoyed, by the said deceased, **JERILYN KAY HYATT**, in his/her lifetime.

IN WITNESS WHEREOF, the grantor herein has hereunto set hand and seal, the day and year first above written.

SUSAN R GIBSON, AS ADMINISTRATOR AFORESAID

SUSAN R GIBSON, INDIVIDUALLY

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2022

EXHIBIT "A"

AS TO TRACT ONE:

All that tract or parcel of land lying and being in Morgan Militia District 385 of Hall County, Georgia, consisting of 13.68 acres as shown by plat prepared by Jerrell S. Pless, Registered Surveyor, styled "Survey for Harry Hyatt" surveyed and dated September 1, 1972. Said plat being recorded in Plat Record Book 51, at page 24, of Hall County, Georgia Deed Records. Said plat is incorporated herein by reference thereto for a more complete description. The property conveyed herein is bounded on the North by W.J. Hope Estate; on the Northeast by Chicopee Mfg. Co.; on the South by lands of Gary Tanner; and on the Western boundary by other lands of Lee Gilleland.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Morgan Militia District 385 of Hall County, Georgia, consisting of 1.0 acre as shown by plat prepared by Jerrell S. Pless, Registered Surveyor, styled "Survey for Mrs. Geraldine Foster", surveyed and dated September 25, 1972. Said plat being recorded in Plat Record Book 51, Page 25, of Hall County, Georgia Deed Records. Said plat is incorporated herein by reference thereto for a more complete description.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Morgan Militia District 385 of Hall County, Georgia, consisting of 1.0 acre as shown by plat prepared by Jerrell S. Pless, Registered Surveyor, styled "Survey for Robert O. Woods" surveyed and dated September 25, 1972. Said plat being recorded in Plat Record Book 51, Page 294, of Hall County, Georgia Deed Records. Said plat is incorporated herein by reference thereto for a more complete description.

PARCEL ID: 15036D000002A

AS TO TRACT TWO:

All that tract or parcel of land lying and being in Morgan Militia District 385 of Hall County, Georgia, consisting of 1.00 acre as shown by plat prepared by Jerrell S. Pless, Registered Surveyor, styled "Survey for Mrs. Geraldine Foster", surveyed and dated September 25, 1972. Said plat being recorded in Plat Record Book 51, at page 25, of Hall County, Georgia Deed Records. Said plat is incorporated herein by reference thereto for a more complete description.

PARCEL ID: 15036D000002B

Continued....

Continued....

AS TO TRACT THREE:

All that tract or parcel of land lying and being in the Morgan District, GMD 385, Hall County, Georgia, being 0.2339 acres, more or less, bounded on the North by the lands of the Will Hope Estate, on the East by other property of Harry G. Hyatt, and on the West by other property of Lee Gilleland, and being more fully described on plat of survey by Roy A. Terrell, Registered Surveyor, dated January 21, 1976, and recorded in Plat Book 61, Page 158, Hall County Plat Records, which plat and the record thereof are incorporated herein by reference.

PARCEL ID: 15036D000002H

eFiled and eRecorded
DATE: 12/01/2020
TIME: 9:41 AM
DEED BOOK: 8658
PAGE: 143 - 145
FILING FEES: $25.00
TRANSFER TAX: $242.00
PARTICIPANT ID: 0419150030
PT61: 069-2020-009657
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

201705B
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **November 30th, 2020**, between **DON EDWARD UTES**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JAMES JOHNSON**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

SEE EXHIBIT "A" ATTACHED HERTO AND MADE A PART HEREOF BY REFERENCE.

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

_____
Witness

_____(Seal)
DON EDWARD UTES

_____
Notary Public

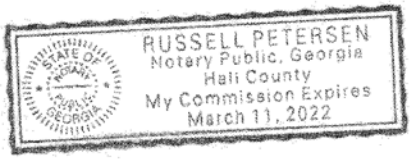


EXHIBIT "A"

All that tract or parcel of land lying and being in the Morgan District, GMD 385 of Hall County, Georgia, and being 1 acre, more or less, as is more fully shown and described in a plat of Robert O. Woods recorded in Plat Book 54, Page 298, Hall County, Georgia Records. Said plat being incorporated herein by reference thereto.

Grantor also grants to Grantees, their heirs, executors, and assigns, a nonexclusive easement for ingress and egress as set out in a grant of easement recorded in Deed Book 2543, Page 303 Georgia Deed Book records from Grady C. Fraser to Harry G. Hyatt.

Grantor also grants to Grantees, their heirs, their executors and assigns, a perpetual non exclusive easement 40 foot in width from the point where the present easement over the property of Grady C. Fraser intersects the Southeasterly property line of Harry G. Hyatt, thence along the southeasterly property line of Harry G. Hyatt in a Northeasterly direction parallel to the southeasterly property line of the property of Harry G. Hyatt as shown in a plat recorded Plat Book 51, Page 24, Hall County, Georgia to a point where the northeasterly property line of the property described herein would intersect the southeasterly property line of the property described in Plat Book 51, Page 24 if extended.

eFiled and eRecorded
DATE: 02/26/2025
TIME: 2:15 PM
DEED BOOK: 9613
PAGE: 91 - 92
FILING FEES: $25.00
TRANSFER TAX: $420.00
PT61: 069-2025-001190
RECORDED BY: NB
CLERK: Mark Pettitt
Hall County, GA

25016RT
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made **February 21st, 2025**, between **MELISSA LeELLEN BIONDI and JESSE JAMES BIONDI**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **TANNERS RIDGE, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in G.M.D. 385, Hall County, Georgia, containing 2.066 acres, more or less, as per survey for Robert A. Henson and Melisa A. Roland, prepared by Henry Bailey, G.R.L.S., dated January 18, 1988, and recorded in Plat Book 127, Page 3, Hall County, Georgia Records, said plat is incorporated herein and made a part of this description.

TO HAVE AND TO HOLD the said tract or parcel of 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 the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness (Seal)

MELISSA LeELLEN BIONDI

Notary Public (Seal)

JESSE JAMES BIONDI

RUSSELL PETERSEN
Notary Public, Georgia
Hall County
My Commission Expires
March 11, 2026

(Seal)

(Seal)

REZONING LEGAL
TANNER ESTATE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 385 (MORGAN), HALL COUNTY, GEORGIA, AND BEING COMPRISED OF LANDS OF MULTIPLE OWNERS, INCLUDING BUT NOT LIMITED TO SHADOW STONE PARTNERS, LLC AND TANNERS RIDGE, LLC. SAID TRACT BEING DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE NORTHWESTERN CORNER OF PARCEL 15036 000013A, SAID POINT HAVING A GEORGIA STATE PLANE, NAD 83, WEST ZONE COORDINATE VALUE OF N: 1,536,497.72 AND E: 2,394,904.02;

THENCE, N 41° 17' 18" W FOR A DISTANCE OF 1503.37 FEET POINT;

THENCE, S 49° 23' 55" W FOR A DISTANCE OF 254.11 FEET POINT;

THENCE, S 53° 07' 48" W FOR A DISTANCE OF 137.81 FEET POINT;

THENCE, S 26° 33' 54" E FOR A DISTANCE OF 184.89 FEET POINT;

THENCE, S 75° 57' 50" W FOR A DISTANCE OF 113.64 FEET POINT;

THENCE, N 18° 26' 06" W FOR A DISTANCE OF 174.32 FEET POINT;

THENCE, N 45° 00' 00" W FOR A DISTANCE OF 77.96 FEET POINT;

THENCE, N 00° 00' 00" E FOR A DISTANCE OF 55.12 FEET POINT;

THENCE, N 22° 33' 17" W FOR A DISTANCE OF 359.29 FEET POINT;

THENCE, N 71° 33' 54" E FOR A DISTANCE OF 87.16 FEET POINT;

THENCE, N 63° 26' 06" E FOR A DISTANCE OF 61.63 FEET POINT;

THENCE, N 57° 36' 19" E FOR A DISTANCE OF 1339.58 FEET POINT;

THENCE, N 57° 31' 44" E FOR A DISTANCE OF 359.37 FEET POINT;

THENCE, S 33° 41' 24" E FOR A DISTANCE OF 198.75 FEET POINT;

THENCE, S 73° 16' 50" E FOR A DISTANCE OF 2015.63 FEET POINT;

THENCE, S 44° 56' 07" W FOR A DISTANCE OF 663.39 FEET POINT;

THENCE, S 00° 00' 00" W FOR A DISTANCE OF 192.94 FEET POINT;

THENCE, S 48° 41' 18" W FOR A DISTANCE OF 83.33 FEET POINT;

THENCE, S 30° 13' 36" W FOR A DISTANCE OF 46.05 FEET POINT;

THENCE, S 51° 32' 02" W FOR A DISTANCE OF 52.37 FEET POINT;

THENCE, S 77° 55' 46" W FOR A DISTANCE OF 24.40 FEET POINT;

THENCE, S 57° 05' 33" W FOR A DISTANCE OF 51.84 FEET POINT;

THENCE, S 56° 39' 18" W FOR A DISTANCE OF 37.83 FEET POINT;

THENCE, S 65° 07' 48" W FOR A DISTANCE OF 22.27 FEET POINT;

THENCE, S 50° 44' 37" W FOR A DISTANCE OF 61.27 FEET POINT;

THENCE, S 70° 54' 22" W FOR A DISTANCE OF 43.96 FEET POINT;

THENCE, S 03° 25' 52" W FOR A DISTANCE OF 44.45 FEET POINT;

THENCE, S 50° 53' 09" W FOR A DISTANCE OF 86.79 FEET POINT;

THENCE, S 75° 35' 21" W FOR A DISTANCE OF 27.65 FEET POINT;

THENCE, S 33° 21' 03" W FOR A DISTANCE OF 78.85 FEET POINT;

THENCE, S 51° 48' 28" W FOR A DISTANCE OF 71.90 FEET POINT;

THENCE, N 50° 38' 03" W FOR A DISTANCE OF 36.81 FEET POINT;

THENCE, S 69° 30' 49" W FOR A DISTANCE OF 41.53 FEET POINT;

THENCE, S 11° 36' 42" W FOR A DISTANCE OF 58.92 FEET POINT;

THENCE, S 49° 36' 36" W FOR A DISTANCE OF 85.00 FEET POINT;

THENCE, N 19° 33' 04" W FOR A DISTANCE OF 67.86 FEET POINT;

THENCE, S 85° 58' 00" W FOR A DISTANCE OF 71.97 FEET POINT;

THENCE, S 05° 47' 43" W FOR A DISTANCE OF 47.21 FEET POINT;

THENCE, S 72° 15' 24" W FOR A DISTANCE OF 18.30 FEET POINT;

THENCE, N 42° 42' 53" W FOR A DISTANCE OF 45.26 FEET POINT;

THENCE, S 40° 34' 50" W FOR A DISTANCE OF 35.19 FEET POINT;

THENCE, S 01° 01' 45" W FOR A DISTANCE OF 39.20 FEET POINT;

THENCE, S 49° 22' 24" W FOR A DISTANCE OF 42.30 FEET POINT;

THENCE, N 83° 42' 49" W FOR A DISTANCE OF 59.91 FEET POINT;

THENCE, N 51° 48' 30" W FOR A DISTANCE OF 40.46 FEET POINT;

THENCE, S 49° 37' 56" W FOR A DISTANCE OF 71.98 FEET POINT;

THENCE, N 52° 44' 36" W FOR A DISTANCE OF 71.56 FEET POINT;

THENCE, N 77° 46' 41" W FOR A DISTANCE OF 37.74 FEET POINT;

THENCE, S 56° 54' 59" W FOR A DISTANCE OF 109.36 FEET POINT;

THENCE, N 78° 54' 47" W FOR A DISTANCE OF 31.40 FEET POINT;

THENCE, S 48° 03' 26" W FOR A DISTANCE OF 56.99 FEET POINT;

THENCE, S 47° 37' 33" W FOR A DISTANCE OF 13.17 FEET POINT;

THENCE, S 27° 43' 32" E FOR A DISTANCE OF 29.19 FEET POINT;

THENCE, S 27° 43' 23" E FOR A DISTANCE OF 185.08 FEET POINT;

THENCE, S 27° 43' 23" E FOR A DISTANCE OF 121.40 FEET POINT;

THENCE, S 31° 38' 48" E FOR A DISTANCE OF 58.42 FEET POINT;

THENCE, S 15° 15' 48" E FOR A DISTANCE OF 55.61 FEET POINT;

THENCE, S 06° 58' 19" E FOR A DISTANCE OF 54.79 FEET POINT;

THENCE, S 10° 11' 59" E FOR A DISTANCE OF 58.50 FEET POINT;

THENCE, S 26° 39' 12" E FOR A DISTANCE OF 34.82 FEET POINT;

THENCE, S 21° 15' 41" E FOR A DISTANCE OF 41.37 FEET POINT;

THENCE, S 15° 51' 51" E FOR A DISTANCE OF 138.32 FEET POINT;

THENCE, S 26° 10' 30" E FOR A DISTANCE OF 43.34 FEET POINT;

THENCE, S 29° 05' 49" E FOR A DISTANCE OF 57.91 FEET POINT;

THENCE, S 35° 40' 23" E FOR A DISTANCE OF 69.33 FEET POINT;

THENCE, S 55° 37' 42" E FOR A DISTANCE OF 17.48 FEET POINT;

THENCE, S 23° 11' 59" E FOR A DISTANCE OF 120.53 FEET POINT;

THENCE, S 23° 11' 45" E FOR A DISTANCE OF 45.60 FEET POINT;

THENCE, S 23° 11' 41" E FOR A DISTANCE OF 0.22 FEET POINT;

THENCE, N 66° 57' 19" E FOR A DISTANCE OF 100.08 FEET POINT;

THENCE, N 66° 54' 19" E FOR A DISTANCE OF 108.32 FEET POINT;

THENCE, S 26° 36' 54" E FOR A DISTANCE OF 166.81 FEET POINT;

THENCE, S 71° 17' 32" W FOR A DISTANCE OF 118.91 FEET POINT;

THENCE, S 68° 48' 12" W FOR A DISTANCE OF 99.87 FEET POINT;

THENCE, S 67° 30' 00" W FOR A DISTANCE OF 99.85 FEET POINT;

THENCE, N 23° 05' 41" W FOR A DISTANCE OF 188.91 FEET POINT;

THENCE, S 61° 09' 05" W FOR A DISTANCE OF 100.00 FEET POINT;

THENCE, N 38° 20' 39" W FOR A DISTANCE OF 248.91 FEET POINT;

THENCE, N 43° 36' 37" W FOR A DISTANCE OF 91.84 FEET POINT;

THENCE, N 20° 53' 38" W FOR A DISTANCE OF 76.94 FEET POINT;

THENCE, N 71° 16' 00" W FOR A DISTANCE OF 27.15 FEET POINT;

THENCE, N 28° 46' 23" W FOR A DISTANCE OF 74.29 FEET POINT;

THENCE, N 44° 55' 53" W FOR A DISTANCE OF 82.82 FEET POINT;

THENCE, N 23° 41' 41" W FOR A DISTANCE OF 41.71 FEET POINT;

THENCE, N 39° 44' 28" W FOR A DISTANCE OF 57.01 FEET POINT;

THENCE, N 53° 45' 08" W FOR A DISTANCE OF 20.45 FEET POINT;

THENCE, N 34° 10' 23" W FOR A DISTANCE OF 46.08 FEET POINT;

THENCE, N 16° 09' 00" W FOR A DISTANCE OF 38.47 FEET POINT;

THENCE, N 55° 51' 39" W FOR A DISTANCE OF 62.26 FEET POINT;

THENCE, N 65° 17' 12" W FOR A DISTANCE OF 24.80 FEET POINT;

THENCE, N 31° 08' 03" W FOR A DISTANCE OF 85.78 FEET POINT;

THENCE, N 16° 28' 26" W FOR A DISTANCE OF 26.80 FEET POINT;

THENCE, N 51° 55' 39" W FOR A DISTANCE OF 37.64 FEET POINT;

THENCE, N 51° 55' 38" W FOR A DISTANCE OF 26.38 FEET POINT;

THENCE, N 51° 55' 45" W FOR A DISTANCE OF 1.82 FEET POINT;

THENCE, N 89° 06' 53" E FOR A DISTANCE OF 40.65 FEET POINT;

THENCE, N 13° 34' 22" W FOR A DISTANCE OF 14.72 FEET POINT;

THENCE, N 37° 53' 41" E FOR A DISTANCE OF 14.42 FEET POINT;

THENCE, N 68° 04' 06" E FOR A DISTANCE OF 35.67 FEET POINT;

THENCE, N 29° 27' 11" E FOR A DISTANCE OF 12.00 FEET POINT;

THENCE, N 41° 12' 02" W FOR A DISTANCE OF 21.80 FEET POINT;

THENCE, N 54° 35' 05" E FOR A DISTANCE OF 22.33 FEET POINT;

THENCE N 69° 52' 58" E A DISTANCE OF 20.15 FEET TO A POINT ;SAID POINTBEING THE TRUE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 105.69 ACRES (4,600,709 SQUARE FEET) DATED AUGUST 28, 2025.