JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

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Hall County, GA

LIMITED
WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 12th day of May in the year of our Lord Two Thousand and Twenty Two between **SBD VENTURES, LLC,** Grantor and **SECURE STORAGE LLC., Grantee**

WITNESSETH: That the said Grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION 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 Grantee, his heirs and assigns, all the following described property, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN 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, its heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Notary Seal Affixed:



SBD VENTURES, LLC

BY: _____ (SEAL)
TRENT J. GOBER, Member

BY: _____ (SEAL)
ERIC N. HALL, Member

EXHIBIT 'A'

ALL OF THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 158 of the 8th Land District of Hall County, Georgia, and being Lots 2, 3, 4, 5, 10, and 11 as shown on a Plat of survey for Mrs. Cline Hayes by H. L. Dunahoo, Georgia Registered Land Surveyor, dated July 13, 1953, and recorded in Plat Book 12, Page 24, Hall County, Georgia records, which Plat is incorporated herein and made a part hereof by reference. Said real property is part of the real property conveyed to Grantor in a certain Corrective Warranty Deed from G. W. Bailey dated November 5, 1986, and recorded in Deed Book 1043, Page 249, Hall County, Georgia records.

The aforesaid real property is also described as beginning at a point marked by an iron pin on the northwesterly right-of-way of Georgia Highway 13, also known as U.S. Highway 23, having a 100 foot right-of-way, which point is located 2,230.60 feet as measured along the northwesterly right-of-way from the intersection formed by the centerline of Holiday Road with said Georgia Highway 13; run thence North 40 degrees, 39 minutes East along the northwesterly right-of-way of GA Hwy. 13 a distance of 165.00 feet to a point marked by an iron pin; continue thence North 40 degrees, 14 minutes East along the northwesterly right-of-way of GA Hwy. 13 a distance of 101.96 feet to a point marked by an iron pin on the northwesterly right-of-way of said Hwy. 13; leaving said right-of-way, run thence North 46 degrees 45 minutes West a distance of 199.48 feet to a point marked by an iron pin; run thence North 40 degrees, 05 minutes East a distance of 112.00 feet to a point marked by an iron pin; run thence North 46 degrees, 45 minutes West a distance of 264.83 feet to a point marked by an iron pin; run thence South 48 degrees, 11 minutes West a distance of 398.11 feet to a point marked by an iron pin; run thence South 50 degrees, 05 minutes East a distance of 320.16 feet to a point marked by an iron pin; and run thence South 46 degrees, 38 minutes East a distance of 198.01 feet to a point marked by an iron pin on the northwesterly right-of-way of GA Hwy. 13, which point is the beginning point.

Said property contains 3.81 acres and is described above by the metes and bounds as shown on a Plat of survey by Thomas Wood, Georgia Registered Land Surveyor No. 1990, dated June 22, 1987, for H. F. Phillips, Jr.