

For affidavit see Book 3326 pg 204

STATE OF GEORGIA
COUNTY OF DEKALB

312

WARRANTY DEED

JEFFREY M. KNELLER
1532 RIMWOOD VILLAGE PKWY
SUITE 120
DUNWOODY, GEORGIA 30338
(404) 392-0201

THIS INDENTURE, made this May 19, 1998, between David A. Bynum, ("Grantor"), and Randy Bynum and Mary Jo Bynum, as Tenants In Common ("Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors, executors, legal representatives 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), cash in hand paid before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does by these presents hereby grant, bargain, sell, alien, convey and confirm to Grantee:

See Exhibit "A" attached hereto and by reference incorporated herein for a legal 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 Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever, subject to zoning ordinances affecting the subject property; general utility, sewer and drainage easements of record; and subdivision easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Warranty Deed, the day and year above written.

Signed, sealed and
delivered in the presence
of:

Witness

Notary Public

Commission expires 6-3-2000

[NOTARIAL SEAL]

Grantor:

David A. Bynum by Mary Jo Bynum
David A. Bynum by ROPH

(SEAL)

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-
Date July 23, 1998
DWIGHT S. WOOD
Clerk Superior Court
By Richard



Georgia, Hall County, Clerk Superior Court

Filed in office, this 23 day of July
19 98 at 11:15 a.m. Recorded in
Book 3259 Page(s) 312 + 313
this 24 day of July 19 98
DWIGHT S. WOOD, CLERK, by [Signature]

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN ~~XXXXXX~~ G.M.D.
#411 DISTRICT, HALL COUNTY, GEORGIA MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN ON THE WEST SIDE OF HIGHWAY
NO. 129 AND THE SOUTH LINE OF TRACT NO. 1 SOUTH 50 DEGREES 30 MINUTES 30
SECONDS WEST A DISTANCE OF 313.25 FEET TO A POINT; THENCE SOUTH 20 DEGREES
48 MINUTES 43 SECONDS WEST A DISTANCE OF 655.28 FEET TO A POINT; THENCE
SOUTH 31 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 298.34 FEET TO A
POINT AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 51 MINUTES
12 SECONDS WEST A DISTANCE OF 296.73 FEET TO A POINT; THENCE SOUTH 58
DEGREES 27 MINUTES 15 SECONDS EAST A DISTANCE OF 328.15 FEET TO A POINT;
THENCE SOUTH 32 DEGREES 22 MINUTES 47 SECONDS WEST A DISTANCE OF 1250.79
FEET TO A POINT; THENCE NORTH 61 DEGREES 02 MINUTES 11 SECONDS WEST A
DISTANCE OF 711.85 FEET TO A POINT; THENCE NORTH 33 DEGREES 20 MINUTES 43
SECONDS EAST A DISTANCE OF 1546.57 FEET TO A POINT; THENCE SOUTH 60 DEGREES
12 MINUTES 12 SECONDS EAST A DISTANCE OF 350.96 FEET TO THE TRUE POINT OF
BEGINNING, SAID TRACT OF LAND CONTAINING 22.628 ACRES AND BEING KNOWN AS
TRACT NO. 1.

001771

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 2 day of February
20 15 at 11:22 AM. Recorded in Deed
Book 7473 Page(s) 388-389
Charles Baker, Clerk By CR

000388

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 0
Date 2/2/15
Charles Baker
Superior Court Clerk
By CR

PT61 069-2015-000607

After recording, return to:

file
↓
Stewart, Melvin + Inat
D Thomas LeFevre
P O Box 3280
Gainesville, GA 30503

QUIT-CLAIM DEED

STATE OF GEORGIA, HALL COUNTY

THIS INDENTURE, made the 21 day of January in the year Two Thousand and Fifteen between R. BYNUM PROPERTIES, LLC, hereinafter called Grantor, and RANDY BYNUM and MARY JO BYNUM, as party or parties of the second part, hereinafter collectively, 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 ONE AND NO/100 DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

Property described on Exhibit "A", attached hereto and incorporated herein by reference.

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 Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

Sworn to and subscribed in the
presence of

Colby D. Jatum
Witness

Amanda M. Childers

Notary Public

Commission Expiration Date: _____

[NOTARIAL SEAL]

R. BYNUM PROPERTIES, LLC

By: [Signature] (Seal)
Title: President



EXHIBIT "A"

000389

All that tract or parcel of land lying and being in Gainesville GMD 411 of Hall County, Georgia, and being Tract 2, containing 5.00 acres, more or less, as shown on that plat prepared for Randy Bynum and Mary Jo Bynum by Henry Bailey, Georgia Registered Surveyor, dated February 23, 1998, recorded in Plat Slide 710, Page 185-A, of the Hall County, Georgia Plat Records and which said plat is hereby incorporated by reference and made a part of this description.

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

eFiled and eRecorded
DATE: 08/13/2021
TIME: 3:59 PM
DEED BOOK: 8900
PAGE: 616 - 617
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 5598194144
PT61: 069-2021-008004
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, Georgia 30501
1952.001

QUIT CLAIM DEED

STATE OF GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 13th day of August, 2021, between **RICHSTONE INTERNATIONAL, LLC**, a New Jersey limited liability company (hereinafter referred to as "Grantor") and **JAE 2 INVESTMENTS, LLC**, a Georgia limited liability company (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:

WHEREAS, Grantor, for and in consideration of the sum of ---ONE DOLLAR--- and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained, sold, and by these presents does remise, convey and forever QUIT-CLAIM unto Grantee the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
BY REFERENCE HEREIN.**

TO HAVE AND TO HOLD the said tract or parcel of land to Grantee, so that neither the Grantor nor its heirs, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid tract or parcel of land or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed under seal the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Adam Barnitt
Unofficial Witness

Rafael A. Nolasco
Notary Public
(NOTARY SEAL)

RICHSTONE INTERNATIONAL, LLC, a New
Jersey limited liability company

By: [Signature] (SEAL)
Insoo Hwang, Member Manager

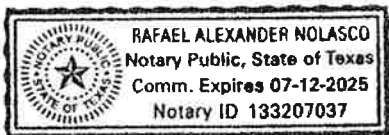


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G. M. D. 411,
GAINESVILLE DISTRICT OF HALL COUNTY, GEORGIA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RIGHT OF WAY MONUMENT ON THE WESTERLY RIGHT
OF WAY OF U.S. HIGHWAY 129, SAID POINT HAVING GEORGIA STATE PLANE
COORDINATE VALUE OF N:1556769.44, E:2412312.54, SAID POINT ALSO HAVING A
STATION VALUE OF 141+75.88 FOR GEORGIA DEPARTMENT OF TRANSPORTATION
NUMBER NH-006-6(45), THENCE ALONG SAID WESTERLY RIGHT OF WAY S 23°38'42" E
A DISTANCE OF 206.63' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING
FOR THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID RIGHT OF
WAY S 23°35'47" E A DISTANCE OF 192.02' TO A POINT;
THENCE LEAVING SAID RIGHT OF WAY S 66°47'44" W A DISTANCE OF 115.35' TO A
METAL THENCE LEAVING SAID RIGHT OF WAY S 66°47'44" W A DISTANCE OF 115.35'
TO A METAL FENCE POST;
THENCE S 20°42'17" E A DISTANCE OF 201.85' TO A METAL FENCE POST; THENCE S
68°02'45" W A DISTANCE OF 46.61' TO A METAL FENCE POST;
THENCE S 25°58'15" E A DISTANCE OF 144.22' TO FOUND REBAR CAPPED "HGBD";
THENCE S 31°44'56" W A DISTANCE OF 1091.71' TO A FOUND 3/8" REBAR;
THENCE N 58°21'12" W A DISTANCE OF 332.96' TO A FOUND REBAR CAPPED "HGBD";
THENCE N 32°26'49" E A DISTANCE OF 594.74' TO A FOUND REBAR CAPPED "HGBD";
THENCE N 21°01'48" E A DISTANCE OF 655.64' TO A FOUND REBAR CAPPED "HGBD";
THENCE N 50°46'09" E A DISTANCE OF 311.64' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 11.05 ACRES ACCORDING TO A ALTA/NSPS LAND TITLE
SURVEY FOR JAE2 INVESTEMENTS, LLC PREPARED BY CLARK CANADAY LLC
DATED 7/15/21. SAID SURVEY IS INCORPORATED HEREIN FOR A MORE COMPLETE
AND ACCURATE DESCRIPTION.

Return To:
The Weber Firm, LLC
303 Jesse Jewell Parkway, Ste. 310
Gainesville, Georgia 30501
File No. 1952.061

eFiled and eRecorded
DATE: 08/13/2021
TIME: 3:59 PM
DEED BOOK: 8900
PAGE: 614 - 615
FILING FEES: \$25.00
TRANSFER TAX: \$750.00
PARTICIPANT ID: 5598194144
PT61: 069-2021-008002
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF HALL

THIS INDENTURE, made this 3rd day of August, 2021, by and between RICHSTONE INTERNATIONAL, LLC, a New Jersey limited liability company (hereinafter the "Grantor"), and JAE2 INVESTMENTS, LLC, a Georgia limited liability company (hereinafter the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the Gainesville District, G.M.D. 411, Hall County, Georgia, being more fully described as follows:

BEGINNING at an iron pin at the Southwest side of the right of way of US Highway 129 and the North corner of Dixie Oil Company property; thence along the line of Dixie Oil Company property South 66°02' West 150 feet to an iron pin; thence South 22° East 200 feet to an iron pin; thence along Hulsey Property South 66° 30' West 47.56 feet to an iron pin; thence South 25° East 150 feet to an iron pin; thence South 33° 01' West 1092.5 feet to an iron pin; thence North 56° 59' West 328.2 feet to an iron pin; thence North 33° 05' East 594.8 feet to an iron pin; thence North 21° 43' East 655.9 feet to an iron pin thence North 51° 20' East 343.3 feet to an iron pin; thence along the southwest right of way of US Highway 129 South 23° East 200 feet to the BEGINNING corner.

The above-described property is conveyed subject to and together with mutual easement agreements between Gainesville Equipment Co., Inc. and H. Park Englett, recorded in Deed Book

606, Pages 575-576, Hall County Georgia Records, and in Deed Book 606, Pages 577-578, aforesaid records, and between H. Park Englett and L. J. Tow and Max F. Ward, L. J. Tow and Cliff Hazen in Deed Book 506, page 322 of the Hall County Records. The easement is a 40-foot strip for egress and ingress and reference to recordation thereof is made a part of the description herein. Said easement being more particularly shown on a plat recorded in Plat Book 62, Page 128, Hall County Records.

LESS AND EXCEPT all easements and/or land taken by the Department of Transportation in Civil Action File No. 94-CV-2734-A, Superior Court of Hall County, Georgia, as recorded in that certain Right of Way Deed in Deed Book 7213, Page 35, filed for record July 8, 1994, Hall County, Georgia Records.

This being the same property conveyed from World Recycling, Inc. to Richstone International, LLC via Quit-Claim deed recorded in Deed Book 7190, Page 707 of the Hall County, Georgia Records, and this further being the same property referenced in a Sheriff's Tax Deed to Coliseum Properties, LLC, said deed being recorded in Deed Book 8127, Page 792, et seq of the Hall County, Georgia Records.

Said property being further identified as 2156 Athens Highway, and as Hall County Tax Map and Parcel Number 15032D000057B according to the present system of numbering properties in Hall County, Georgia.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in FEE SIMPLE; the said Grantor WARRANTS title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized representatives with its company seal affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

John Barnett

Witness:

Rafael A. Nolasco

Notary Public

My Comm. Expires: 07-12-2025

(Notary Seal)

RICHSTONE INTERNATIONAL, LLC,
a New Jersey limited liability company

Insoo Hwang (SEAL)
Member/Manager

