

After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #2609-0072 (RLT/CWD)
Hall Co. Parcel No. 15042 000341

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

LIMITED WARRANTY DEED

DEED PREPARATION ONLY – NO TITLE EXAM PERFORMED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made the 23 day of June, 2022, by and between,

CLAYTON PROPERTIES GROUP, INC., successor by name change to CMH Parks, Inc.,
a Tennessee corporation d/b/a Chafin Land Development

as party or parties of the first part, hereinafter called Grantor, and

HALL COUNTY, GEORGIA

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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 Friendship GMD 1419, Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof, and ~~being further depicted as the cross-hatched area labeled "Clayton Properties Group, Inc. DB 7866, PG 186 Area = 4.45 Ac."~~ as shown on Exhibit "B" 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.

Said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of Grantor and all others claiming by, through or under Grantor.

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[SIGNATURES ON FOLLOWING PAGE]

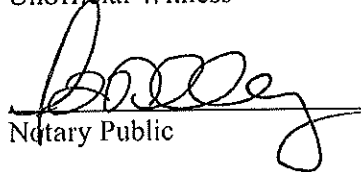
IN WITNESS WHEREOF, the Grantor has executed this Limited Warranty Deed under seal as of the day and year first above written.

Signed, sealed and delivered
this 23 day of JUL,
2022, in the presence of:

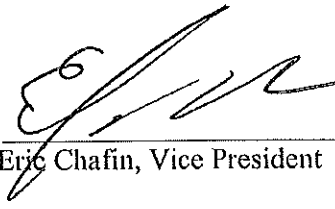
GRANTOR:

CLAYTON PROPERTIES GROUP, INC.,
a Tennessee corporation d/b/a
CHAFIN LAND DEVELOPMENT


Unofficial Witness


Notary Public

[NOTARY SEAL]

By: 
Eric Chafin, Vice President

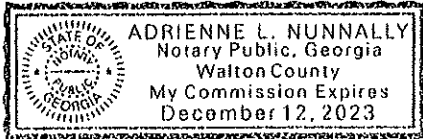
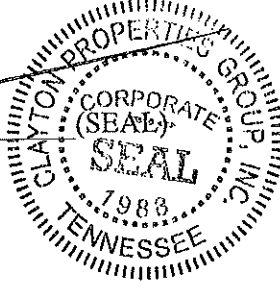


EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Friendship GMD 1419, Hall County, Georgia and being more particularly described as follows:

Beginning at a point on the centerline intersection of Spout Springs Road (R/W varies) and Lancaster Crossing (50'R/W), THENCE North 54 degrees 13 minutes 42 seconds East for 148.99 feet to a point said point being THE TRUE POINT OF BEGINNING;

THENCE South 06 degrees 53 minutes 37 seconds East a distance of 82.13 feet to a point;

THENCE along a curve to the left for an arc length of 93.49 feet, having a radius of 960.00 feet, being subtended by a chord bearing South 66 degrees 42 minutes 07 seconds West, for a distance of 93.46 feet to a point;

THENCE South 63 degrees 54 minutes 43 seconds West a distance of 51.39 feet to a point;

THENCE along a curve to the right for an arc length of 53.50 feet, having a radius of 190.00 feet, being subtended by a chord bearing South 71 degrees 58 minutes 44 seconds West, for a distance of 53.32 feet to a point;

THENCE South 80 degrees 02 minutes 44 seconds West a distance of 50.21 feet to a point;

THENCE along a curve to the left for an arc length of 64.96 feet, having a radius of 110.00 feet, being subtended by a chord bearing South 63 degrees 07 minutes 36 seconds West, for a distance of 64.02 feet to a point;

THENCE South 46 degrees 12 minutes 28 seconds West a distance of 418.72 feet to a point;

THENCE along a curve to the left for an arc length of 107.72 feet, having a radius of 710.00 feet, being subtended by a chord bearing South 41 degrees 51 minutes 42 seconds West, for a distance of 107.61 feet to a point;

THENCE South 37 degrees 30 minutes 55 seconds West a distance of 200.79 feet to a point;

THENCE along a curve to the right for an arc length of 253.45 feet, having a radius of 540.00 feet, being subtended by a chord bearing South 50 degrees 57 minutes 41 seconds West, for a distance of 251.13 feet to a point;

THENCE South 64 degrees 24 minutes 28 seconds West a distance of 119.03 feet to a point; THENCE South 67 degrees 19 minutes 24 seconds West a distance of 148.76 feet to a point; THENCE along a curve to the right for an arc length of 234.48 feet, having a radius of 940.00 feet,

being subtended by a chord bearing South 74 degrees 28 minutes 09 seconds West, for a distance of 233.87 feet to a point;

THENCE South 81 degrees 36 minutes 55 seconds West a distance of 183.36 feet to a point;

THENCE along a curve to the left for an arc length of 90.28 feet, having a radius of 487.77 feet, being subtended by a chord bearing North 11 degrees 32 minutes 20 seconds West, for a distance of 90.16 feet to a point;

THENCE North 15 degrees 37 minutes 07 seconds West a distance of 108.94 feet to a point;

THENCE along a curve to the right for an arc length of 77.28 feet, having a radius of 1040.00 feet, being subtended by a chord bearing North 13 degrees 27 minutes 10 seconds West, for a distance of 77.26 feet to a point;

THENCE North 11 degrees 19 minutes 27 seconds West a distance of 59.13 feet to a point;

THENCE along a curve to the left for an arc length of 122.09 feet, having a radius of 210.00 feet, being subtended by a chord bearing North 27 degrees 58 minutes 44 seconds West, for a distance of 120.37 feet to a point;

THENCE North 44 degrees 38 minutes 02 seconds West a distance of 37.14 feet to a point; THENCE North 44 degrees 03 minutes 58 seconds East a distance of 80.02 feet to a point; THENCE South 44 degrees 38 minutes 02 seconds East a distance of 38.96 feet to a point;

THENCE along a curve to the right for an arc length of 168.60 feet, having a radius of 290.00 feet, being subtended by a chord bearing South 27 degrees 58 minutes 44 seconds East, for a distance of 166.23 feet to a point;

THENCE South 11 degrees 19 minutes 27 seconds East a distance of 59.13 feet to a point;

THENCE along a curve to the left for an arc length of 72.61 feet, having a radius of 960.00 feet, being subtended by a chord bearing South 13 degrees 29 minutes 27 seconds East, for a distance of 72.59 feet to a point;

THENCE South 15 degrees 37 minutes 07 seconds East a distance of 106.79 feet to a point;

THENCE along a curve to the right for an arc length of 21.08 feet, having a radius of 567.77 feet, being subtended by a chord bearing South 15 degrees 41 minutes 19 seconds East, for a distance of 21.08 feet to a point;

THENCE North 81 degrees 36 minutes 55 seconds East a distance of 106.38 feet to a point;

THENCE along a curve to the left for an arc length of 214.52 feet, having a radius of 860.00 feet, being subtended by a chord bearing North 74 degrees 28 minutes 09 seconds East, for a distance of 213.97 feet to a point;

THENCE North 67 degrees 19 minutes 24 seconds East a distance of 146.72 feet to a point; THENCE North 64 degrees 24 minutes 28 seconds East a distance of 117.00 feet to a point;

THENCE along a curve to the left for an arc length of 215.91 feet, having a radius of 460.00 feet, being subtended by a chord bearing North 50 degrees 57 minutes 41 seconds East, for a distance of

213.93 feet to a point;

THENCE North 37 degrees 30 minutes 55 seconds East a distance of 200.79 feet to a point;

THENCE along a curve to the right for an arc length of 119.85 feet, having a radius of 790.00 feet, being subtended by a chord bearing North 41 degrees 51 minutes 42 seconds East, for a distance of 119.74 feet to a point;

THENCE North 46 degrees 12 minutes 28 seconds East a distance of 418.72 feet to a point;

THENCE along a curve to the right for an arc length of 112.21 feet, having a radius of 190.00 feet, being subtended by a chord bearing North 63 degrees 07 minutes 36 seconds East, for a distance of 110.59 feet to a point;

THENCE North 80 degrees 02 minutes 44 seconds East a distance of 50.21 feet to a point;

THENCE along a curve to the left for an arc length of 30.97 feet, having a radius of 110.00 feet, being subtended by a chord bearing North 71 degrees 58 minutes 44 seconds East, for a distance of 30.87 feet to a point;

THENCE North 63 degrees 54 minutes 43 seconds East a distance of 51.39 feet to a point;

THENCE along a curve to the right for an arc length of 120.62 feet, having a radius of 1040.00 feet, being subtended by a chord bearing North 67 degrees 14 minutes 04 seconds East, for a distance of 120.55 feet to a point;

The above described property contains an area of 4.45 acres.

EXHIBIT "B"
PAGE 2 OF 2

ILLUSTRATION

LINE TABLE			LINE TABLE			LOT CURVE TABLE				
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RAD	CHD DIR	CHD
L1	82.13	S6°53'37"E	L19	200.79	N37°30'58"E	C1	83.49'	880.00'	S68°42'07"W	03.40'
L2	51.38	S63°54'43"W	L20	410.72	N46°12'26"E	C2	53.50'	190.00'	S71°58'44"W	53.32'
L3	50.21	S80°02'44"W	L21	50.21	N80°02'44"E	C3	64.88'	110.00'	S83°07'38"W	64.02'
L4	418.72	S46°12'28"W	L22	51.39	N83°54'43"E	C4	107.72'	710.00'	S41°51'42"W	107.61'
L5	200.79	S37°30'55"W				C5	203.46'	640.00'	S50°57'41"W	251.13'
L6	119.03	S64°24'20"W				C6	234.46'	940.00'	S74°28'09"W	233.87'
L7	148.76	S67°19'24"W				C7	80.28'	487.77'	N11°32'20"W	80.16'
L8	183.36	S81°36'55"W				C8	77.28'	1040.00'	N13°27'10"W	77.26'
L9	109.94	N18°37'07"W				C9	122.09'	210.00'	N27°58'44"W	120.37'
L10	59.13	N11°19'27"W				C10	188.80'	280.00'	S27°58'44"E	160.23'
L11	37.14	N44°38'02"W				C11	72.81'	960.00'	S13°29'27"E	72.59'
L12	80.02	N44°03'58"E				C12	21.08'	567.77'	S15°41'19"E	21.00'
L13	58.98	S44°38'02"E				C13	214.52'	880.00'	N74°28'00"E	213.87'
L14	50.13	S11°19'27"E				C14	215.01'	400.00'	N50°57'41"E	213.83'
L15	100.79	S19°37'07"E				C15	110.85'	780.00'	N41°51'42"E	110.74'
L16	100.38	N81°36'55"E				C16	112.21'	190.00'	N63°07'38"E	110.89'
L17	148.72	N67°19'24"E				C17	30.97'	110.00'	N71°58'44"E	30.87'
L18	117.00	N84°24'28"E				C18	120.62'	1040.00'	N87°14'04"E	120.89'

PROPERTY EXHIBIT FOR:	TAX PARCEL ID: 16042 000341	N/A
CLAYTON PROPERTIES, INC.	AREA = 193,819 S.F. = 4.45 ACRES	
PREPARED FOR:	DESIGNER / ENGINEER:	DATE: 01/16/21
CLAYTON PROPERTIES, INC. (DBA- CHAFIN BUILDERS) 6230 BELLE WOOD COURT BUFORD, GA. 30510	DEVELOPMENT PLANNING AND ENGINEERING, INC. 6074 BRISTOL INDUSTRIAL WAY BUFORD, GEORGIA 30510 (770) 271-2888 L.S.F. # 000767	LAND LOT: 141B
		CITY: HALL
		COUNTY: HALL
		DESIGN: EXH
		DRAWN: CCB
		CHECKED: CCB
		PROJECT NO: 16-0760

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SHEET 2 OF 2