

eFiled and eRecorded  
DATE: 05/06/2022  
TIME: 9:27 AM  
DEED BOOK: 9121  
PAGE: 30 - 32  
FILING FEES: \$25.00  
TRANSFER TAX: \$250.00  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 0419150030  
PT61: 069-2022-004089  
RECORDED BY: NB  
CLERK: Charles Baker, C.S.C  
Hall County, GA

220510J  
Russell C Petersen, LLC  
P.O. Box 6499  
Gainesville, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made **May 5th, 2022**, between **CGI REAL ESTATE DIVISION, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **LORA SAVAGE**, 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'S (\$10.00)** 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 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 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:

**CGI REAL ESTATE DIVISION, LLC**

  
\_\_\_\_\_  
Witness

By:  (Seal)  
**JAN GAILEY, SOLE MEMBER**

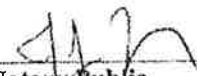
  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
(NOTARY SEAL)



EXHIBIT "A"

*All that tract or parcel of land lying and being in Land Lot 31 of the 12<sup>th</sup> District of Hall County, Georgia, containing 2.649 acres, and being more particularly described as follows:*

*Commencing at the centerline intersection of US Hwy. 129/SR 11 and SR 52; thence N23°24'23"E a distance of 2120.30' to a ½" rebar found on the southeasterly right of way of Georgia SR 11/US Hwy. 129 (130' R/W); thence, following along the southeasterly right of way of Georgia SR 11/US Hwy. 129, N28°15'28"E a distance of 158.45' to a 5/8" rebar found and the point of beginning; thence, continuing along the southeasterly right of way of Georgia SR 11/US Hwy. 129, along a curve to the right with a radius of 6000.44', an arclength of 511.28', a chord distance of 511.13', and a chord bearing of N31°30'47"E to a nail set at a 5/8" rebar found (bent); thence, leaving the southeasterly right of way of Georgia SR 11/US Hwy. 129, S82°16'21"E a distance of 70.37' to a 1" crimp top pipe found (bent); thence S15°22'40"E a distance of 443.38' to a ¾" rebar set; thence N89°54'25"W a distance of 54.58' to a 5/8" rebar found (bent); thence N89°50'13"W a distance of 399.89' to the point of beginning.*

**THIS CONVEYANCE IS MADE SUBJECT TO** any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

*J. S.*

eFiled and eRecorded  
DATE: 03/29/2022  
TIME: 3:10 PM  
DEED BOOK: 9091  
PAGE: 669 - 672  
FILING FEES: \$25.00  
TRANSFER TAX: \$0.00  
INTANGIBLE TAX: \$0.00  
PARTICIPANT ID: 6515028652  
PT61: 069-2022-002677  
RECORDED BY: NB  
CLERK: Charles Baker, C.S.C  
Hall County, GA

**GEORGIA DEPARTMENT OF TRANSPORTATION  
QUITCLAIM DEED**

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA  
COUNTY OF HALL

PROJECT: F-002-6(2)  
PARCEL N/A, PI # N/A  
PM # 3246

**THIS INDENTURE** made this 3<sup>RD</sup> day of FEBRUARY, 2022, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and CGI Real Estate Division, LLC (herein called "Grantee").

**WITNESSETH:** that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, 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 QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

**TO HAVE AND TO HOLD** the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

**THIS CONVEYANCE IS MADE SUBJECT TO** any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

PMQCD

STATE OF GEORGIA  
COUNTY OF HALL

PROJECT: F-002-6(2)  
PARCEL N/A, PI # N/A  
PM # 3246

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

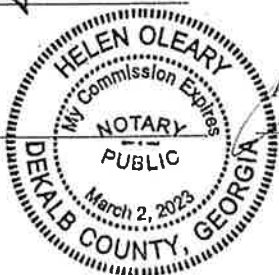
DEPARTMENT OF TRANSPORTATION  
An agency of the State of Georgia

Signed, Sealed, and Delivered this the  
3<sup>rd</sup> day of February, 2022 in the  
Presence of

BY: [Signature] (Seal)  
Russell R. McMurry, P.E.  
Commissioner

[Signature]  
Witness

[Signature]  
Notary Public



ATTEST: [Signature] (Seal)  
Angela O. Whitworth  
Treasurer

### Legal Description

*All that tract or parcel of land lying and being in Land Lot 31 of the 12<sup>th</sup> District of Hall County, Georgia, containing 2.649 acres, and being more particularly described as follows:*

*Commencing at the centerline intersection of US Hwy. 129/SR 11 and SR 52; thence N23°24'23"E a distance of 2120.30' to a ½" rebar found on the southeasterly right of way of Georgia SR 11/US Hwy. 129 (130' R/W); thence, following along the southeasterly right of way of Georgia SR 11/US Hwy. 129, N28°15'28"E a distance of 158.45' to a 5/8" rebar found and the point of beginning; thence, continuing along the southeasterly right of way of Georgia SR 11/US Hwy. 129, along a curve to the right with a radius of 6000.44', an arclength of 511.28', a chord distance of 511.13', and a chord bearing of N31°30'47"E to a nail set at a 5/8" rebar found (bent); thence, leaving the southeasterly right of way of Georgia SR 11/US Hwy. 129, S82°16'21"E a distance of 70.37' to a 1" crimp top pipe found (bent); thence S15°22'40"E a distance of 443.38' to a ¾" rebar set; thence N89°54'25"W a distance of 54.58' to a 5/8" rebar found (bent); thence N89°50'13"W a distance of 399.89' to the point of beginning.*

**THIS CONVEYANCE IS MADE SUBJECT TO** any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.