

BK 7876 PG 726

FILED
HALL CO., GA

17 APR -3 PM 3:59

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 26,60
Date 4/3/17
By Charles Baker
Superior Court Clerk

PT61 069-2017-002317

CHARLES BAKER, CLERK
SUPERIOR STATE COURT
BY ER

007268

file

AFTER RECORDING PLEASE RETURN TO:

Hulsey, Oliver & Maher
P O Box 1457
Gainesville, GA 30503
ATTENTION T Wesley Robinson

TRUSTEE'S DEED

STATE OF GEORGIA COUNTY OF HALL.

THIS INDENTURE is made as of March 30, 2017, between Rowaca, Inc. and Jill Ann Calvert, as Trustees of the Trust of Jill Ann Calvert under Trust Agreement dated October 19, 1992 (hereinafter referred to as "Grantor") and CBD Investments, LLC (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits).

WITNESSETH

GRANTOR, acting under and by virtue of the power and authority contained in Trust Agreement dated October 19, 1992, for and in consideration of the sum of Twenty Six Thousand Five Hundred Eighty Five and 00/100 (\$26,585.00) in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 72 and Land Lot 71 of the 9th Land District of Hall County, Georgia and being partially within the City of Lula, Georgia and being 5.89 acres on the western side of Athens Street as more particularly described in a plat for C.W.T. Farms, Inc., prepared by Farley-Collins Associates, which plat is recorded in Plat Book 139, Pages 80-81, Hall County, Georgia Plat Records. Said plat is incorporated herein by reference for a more complete description of said property.

BK 7876 PG 727

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 behoff of Grantee forever, **IN FEE SIMPLE**.

EXECUTED under seal of as of the date above.

Signed and subscribed before me
this 30th day of March, 2017.

Stacy Lee Price

Witness

Megan Kienel

Notary Public

My Commission Expires



Signed and subscribed before me
30th day of March, 2017.

Witness

Andi April

Notary Public

My Commission Expires



TWR/bp/T7403/197179

Rowaca, Inc., as Trustee of the Trust
of Jill Ann Calvert under Trust
Agreement dated October 19, 1992

By: Edmund A. Waller

Edmund A. Waller CFO

By: Jill Ann Calvert

Jill Ann Calvert, Secretary

Jill Ann Calvert, as Trustee of the Trust
of Jill Ann Calvert under Trust
Agreement dated October 19, 1992

By: Jill Ann Calvert

Jill Ann Calvert

BK 7630 PG 378

FILED
HALL CO., GA.

15 DEC 22 PM 2:21

026367

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER

filed
AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Maher
P O Box 1457
Gainesville, GA 30503
ATTENTION: T. Wesley Robinson

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 450.00
Date 12/22/15
Charles Baker
Superior Court Clerk
By ER
PT61069-2015-008680

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between McCrary Family Partnership, L.P., Grantor, and CBD Investments, LLC, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

Tract 1:

All that tract or parcel of land lying and being in Land Lots 81 and 82, 9th Land District of Hall County, Georgia, according to survey for Rafe Banks, Jr., Mrs. Lydia B. McCrary, and Mrs. Lelia B. Burrell dated October 15, 1982, labeled Tract Two, consisting of 4.072 acres as described as follows:

BEGINNING at an iron pin located at the intersection of the right of way of Southern Railway Company and the intersection of the Southeastern boundary of Old Highway 23 and running thence North 27 degrees 07 minutes 10 seconds East 36.12 feet to a point; thence continuing on the Southeastern boundary of Old Highway 23 North 56 degrees 34 minutes 23 seconds East on a radius of 439.17 and an arc of 451.52 a distance of 431.89 feet to a point; thence North 86 degrees 01 minute 37 seconds East 80.43 feet to a point; thence South 87 degrees 49

BK 7630 PG 379

minutes 18 seconds East on a radius of 665.76 and an arc of 142.96 a distance of 142.68 feet to an iron pin corner; thence leaving the right of way of Old Highway 23, and running South 57 degrees 53 minutes 31 seconds West, 40 feet to an iron pin corner; thence South 39 degrees 06 minutes 29 seconds East 250.30 feet to an iron pin corner; then South 64 degrees 16 minutes 39 seconds West 419.28 feet to a right of way monument on the Northern boundary of the right of way of Southern Railway Company; thence along the right of way of Southern Railway Company the following courses and distances: being North 69 degrees 18 minutes 08 seconds West on a radius of 2828.74 and an arc of 130.43 a distance of 130.42 feet to a point, and then North 67 degrees 58 minutes 53 seconds West 220.11 feet to the Point of Beginning. (Plat recorded in Plat Book 91, page 56). Hall County, State of Georgia.

Tract 2:

All that tract or parcel of land lying partly in Land Lot 81 and partly in Land Lot 82 of the 9th District of Hall County, Georgia, consisting of 77.873 acres as shown by plat of survey of October 15, 1982 by Henry Bailey, Georgia Registered Surveyor # 1588, which plat is entitled "Survey for Dr. Rafe Banks, Jr., Mrs. Lydia B. McCrary and Mrs. Lelia B. Burwell, Land Lots 71, 81 and 82 - 9th Land District, described by metes and bounds as follows:

BEGINNING at an iron pin corner where the right of way of Southern Railway Company intersects with the Eastern boundary of the right of way of State Route 52 and running thence along the Eastern boundary of the right of way of State Route 52 North 07 degrees 55 minutes 10 seconds West 966.45 feet to an iron pin; thence continuing along said right of way of State Route 52 on a radius of 1000.58, 475.35 feet on an arc of 479.93 feet to an iron pin corner at the junction of Burton Road; thence South 83 degrees 10 minutes 03 seconds East along Burton Road 158.44 feet to a point; thence South along Burton Road 65 degrees 39 minutes 07 seconds East 324.14 feet on a radius of 528.50 and an arc distance of 329.25 to a point; thence South 48 degrees 08 minutes 10 seconds East 324.87 feet to a point; thence South 69 degrees 27 minutes 27 seconds East a radius of 581.50 and an arc of 432.78 a distance of 422.86 feet to a point; thence North 89 degrees 13 minutes 17 seconds East 556.13 feet to a point; thence South 86 degrees 21 minutes 44 seconds East on a radius of 2,378.50 an arc distance of 366.69 feet a distance of 366.33 feet to a point; thence South 81 degrees 56 minutes 44 seconds East 516.39 feet; thence South 86 degrees 49 minutes 42 seconds East on a radius of 1107.50 and an arc of 188.77 a distance of 188.54 feet to a point; thence North 88 degrees 17 minutes 19 seconds East 79.58 feet; thence South 72 degrees 45 minutes 52 seconds East 156.82 feet on a radius of 241.50 and an arc distance of 159.72 to a point; thence South 53 degrees 49 minutes East 176.52 feet to an iron pin corner; thence leaving Burton Road, also known as McCloud Street and running South 13 degrees 06 minutes 26 seconds East 587.07 feet to a rock corner at a fence between the property of Louallen and the property hereby conveyed; thence South along said fence South 57 degrees 11 minutes 45 seconds West 369.74 feet to an iron pin; thence South 30 degrees 28 minutes 22

BK 7630 PG 380

seconds East 63.81 feet to an iron pin corner; thence South 57 degrees 53 minutes 31 seconds West 170.97 feet to an iron pin on the right-of-way boundary of Old Highway 23; thence following the right-of-way boundary of Old Highway 23 the following courses and distances: North 85 degrees 10 minutes 54 seconds West on a radius of 725.76 in an arc distance of 222.73 a distance of 221.85 feet to an iron pin, South 86 degrees 01 minute 37 seconds West 60.43 feet, thence South 56 degrees 34 minutes 23 seconds West on a radius of 499.17 and an arc of 513.21 a distance of 490.90 feet to a point, thence South 27 degrees 07 minutes 10 seconds West 41.48 feet to an iron pin on the right-of-way of Southern Railway Company; thence along the right-of-way of Southern Railway Company North 67 degrees 58 minutes 53 seconds West 584.36 feet to an iron pin; thence North 74 degrees 13 minutes 20 seconds West on a radius of 5942.42 in an arc distance of 1294.57 a distance of 1292.01 feet to the Point of Beginning. (Plat recorded in Plat Book 91, Page 56).

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEES SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.

Whenever 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, the Grantor has hereunto set its hand and affixed its seal this 18th day of December, 2015.

Signed, sealed and delivered
in the presence of:

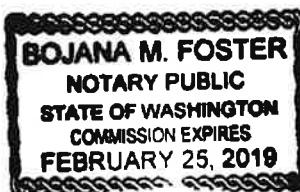
Kellie Bell
Witness

Bojana M. Foster
Notary Public

McCravy Family Partnership, L.P.

By: Rex McCrary (SEAL)
Rex McCrary, its General Partner

TWR/bp/T7118/181078



018071

FILED
HALL CO., GA.

15 AUG 31 PM 3:43

BK 7576
OCC 718

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JN

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 2.50

Date 8-31-15

Charles Baker
Superior Court Clerk

By JN

PT61 069-2015-0058.22

File: → AFTER RECORDING PLEASE RETURN TO:
Hulsey, Oliver & Maher
P O Box 1457
Gainesville, GA 30503
ATTENTION: T Wesley Robinson

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between Thomas A. Zurzolo, Grantor, and CBD Investments, LLC, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that tract or parcel of land lying and being in Land Lot 72, 9th District, Hall County, Georgia, containing 0.21 acres, according to a survey for CWT Farms, Inc. prepared by Farley-Collins Associates, Georgia Registered Land Surveyors, dated June 19, 1989, and more particularly described according to said survey as follows:

BEGINNING at an iron pin located at the Land Lot corners common to Land Lots 64, 65, 72, and 73; thence South 63° 37' 51" West 2,565.41 feet to a 3/8 inch iron pin found at a 16 inch white oak, said pin being located at the TRUE POINT OF BEGINNING; thence South 24° 38' 39" East 585.61 feet to an iron pin set on the west right-of-way of Athens Street; thence along the right-of-way of Athens Street North 21° 34' 18" West 587.4 feet to a 3/8 inch iron pin set; thence leaving said right-of-way South 63° 37' 51" West 31.50 feet to an iron pin, said pin

✓

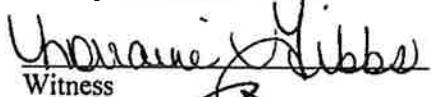
located at the TRUE POINT OF BEGINNING. Reference to said survey is hereby made for a more full and complete description of said property

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.

Whenever 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, the Grantor has hereunto set his hand and affixed his seal this 31st day of August, 2015.

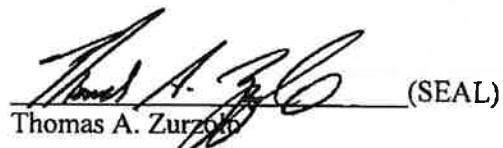
Signed, sealed and delivered
in the presence of:



Witness



Notary Public


Thomas A. Zurlo (SEAL)

TWR/jbp/T7066/177243



BK 7576
000719

017569

FILED
HALL CO., GA.

15 AUG 24 PM 2:23

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY EWK

BK 7573
000542

File AFTER RECORDING PLEASE RETURN TO
Hulsey, Oliver & Maher
P O Box 1457
Gainesville, GA 30503
ATTENTION. T. Wesley Robinson

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 100.00

Date 8-24-15

Charles Baker
Superior Court Clerk

By EWK

PT61 069-2015-005632

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between **Flat Creek Associates, L.P.**, Grantor, and **CBD Investments, LLC**, Grantee,

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that tract or parcel of land lying and being in Land Lots 71, 72, 73, 80, 81, and 82, 9th District, Hall County, Georgia, containing 268.84 acres, according to a survey for CBD Investments, LLC and First American Title Insurance Company, prepared by Chastain and Associates, Georgia Registered Land Surveyors, dated August 3, 2015 and more particularly described as follows:

BEGINNING at a 5/8" rebar set at the intersection of the southeasterly right of way of Georgia Highway 365/US Highway 23 and the southwesterly right of way of Athens Street; thence along the right of way of Athens Street South 26°19'06" East 952.66' to an iron pin; thence leaving said right of way South 59°02'36" West 31.55' to a 3/8" rebar found; thence South 29°11'33" East 585.53' to a 1/2" rebar on the southwesterly right of way of Athens Street; thence along said right of way South 26°09'44" East 545.14' to a point; thence an arc distance of 63.01', said arc

JWB

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being subtended by a chord bearing South $27^{\circ}44'45''$ East 63.01' and having a radius of 1,140'; thence South $29^{\circ}19'46''$ East 115.08'; thence an arc distance of 122.37', said arc being subtended by a chord bearing South $30^{\circ}42'35''$ East 122.36', and having a radius of 2,540.00' to a point; thence leaving said right of way South $60^{\circ}50'59''$ West 623.50' to a 3/8" rebar found; thence South $29^{\circ}10'04''$ East 1,103.12' to a 5/8" rebar set; thence North $60^{\circ}50'51''$ East 549.84' to a 5/8" rebar set; thence South $29^{\circ}08'11''$ East 624.24' to a 3/4" open top pin found at rocks; thence South $31^{\circ}15'22''$ East 524.82' to a 2" flat iron found at rock; thence South $66^{\circ}38'56''$ West 175.26' to a 2" spindle found; thence North $13^{\circ}40'49''$ West 359.03' to a 3/8" rebar found; thence South $76^{\circ}18'29''$ West 582.54' to a 1x2 iron bar found; thence South $13^{\circ}34'08''$ East 210.70' to a 3/4" open top pin found; thence South $13^{\circ}40'24''$ East 551.65' to a point on the North right of way of Burton Road, said road having a 40' right of way; thence along said right of way an arc distance of 21.64', said arc being subtended by a chord bearing North $55^{\circ}27'31''$ West 21.63' and having a radius of 480'; thence North $54^{\circ}10'03''$ West 103.99'; thence an arc distance of 192.47', said arc being subtended by a chord bearing North $73^{\circ}10'49''$ West 188.95' and having a radius of 290.00'; thence South $87^{\circ}48'25''$ West 68.11' to a point; thence an arc distance of 228.15', said arc being subtended by a chord bearing North $86^{\circ}52'45''$ West 227.83' and having a radius of 1,230.00'; thence North $81^{\circ}33'55''$ West 152.31' to a point; thence an arc distance of 33.61', said arc being subtended by a chord bearing North $82^{\circ}30'33''$ West 33.61' and having a radius of 1,020.00'; thence North $83^{\circ}27'12''$ West 263.50'; thence an arc distance of 44.58', said arc being subtended by a chord bearing North $84^{\circ}27'32''$ West 44.58' and having a radius of 1,270.00'; thence North $85^{\circ}27'53''$ West 203.63' to a point; thence an arc distance of 211.39', said arc being subtended by a chord bearing North $88^{\circ}47'31''$ West 211.27' and having a radius of 1,820.00'; thence South $87^{\circ}52'50''$ West 202.95' to a point; thence an arc distance of 114.34', said arc being subtended by a chord bearing South $88^{\circ}58'47''$ West 114.34' and having a radius of 2,980.00'; thence North $89^{\circ}55'16''$ West 223.61' to a point; thence an arc distance of 220.11', said arc being subtended by a chord bearing North $75^{\circ}15'25''$ West 217.71' and having a radius of 430.00'; thence an arc distance of 201.28', said arc being subtended by a chord bearing North $54^{\circ}31'55''$ West 200.90' and having a radius of 951.37'; thence North $48^{\circ}28'15''$ West 173.26' to a point; thence an arc distance of 66.56', said arc being subtended by a chord bearing North $50^{\circ}20'25''$ West 66.55' and having a radius of 1,020.00'; thence North $52^{\circ}12'34''$ West 65.72'; thence an arc distance of 277.38', said arc being subtended by a chord bearing North $66^{\circ}09'02''$ West 274.65' and having a radius of 570.00'; thence North $80^{\circ}05'29''$ West 37.48' to a point; thence an arc distance of 120.01', said arc being subtended by a chord bearing North $83^{\circ}38'08''$ West 119.93' and having a radius of 970.00'; thence North $87^{\circ}10'47''$ West 69.28' to a point on the East right of way of Georgia Highway 52; thence along said right of way an arc distance of 364.34', said arc being subtended by a chord bearing North $48^{\circ}34'08''$ West 362.77' and having a radius of 1,135.00'; thence North $57^{\circ}45'53''$ West 599.51'; thence North $35^{\circ}58'02''$ West 105.96' to a point, thence an arc distance of 194.80', said arc being subtended by a chord bearing North $55^{\circ}19'48''$ West 194.76' and having a radius



BK 7573
000544

of 2,789.79'; thence North 25°25'16" West 109.62'; thence an arc distance of 287.14', said arc being subtended by a chord bearing North 48°28'08" West 287.00' and having a radius of 2,739.79'; thence North 59°07'51" West 99.23'; thence an arc distance of 66.30', said arc being subtended by a chord bearing North 41°55'34" West 66.29' and having a radius of 2,764.79'; thence North 41°59'59" West 29.76' to a 1/2" rebar found; thence leaving said right of way North 54°09'58" East 344.66' to a 1/2" rebar found; thence North 41°52'24" West 337.58' to a 1/2" rebar found on the South right of way of Georgia Highway 365/US Highway 23; thence along said right of way North 54°11'50" East 809.46' to a point; thence an arc distance of 716.97', said arc being subtended by a chord bearing North 52°26'35" East 716.86' and having a radius of 11,709.16'; thence North 50°41'20" East 589.05' to a point; thence North 64°33'36" East 103.17' to a concrete right of way monument found; thence North 50°41'33" East 300.42' to a point; thence North 36°50'17" East 102.70' to a concrete right of way monument found; thence North 50°37'59" East 599.40' to a concrete right of way monument found; thence North 24°22'01" East 111.82' to a concrete right of way monument found; thence North 50°37'08" East 406.60' to a 5/8" rebar set located at the TRUE POINT OF BEGINNING.

Reference to said survey is hereby made for a more full and complete description of said property.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEES SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.

Whenever 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, the Grantor has hereunto set its hand and affixed its seal this 21st day of August, 2015.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

Flat Creek Associates, L.P.
By: Enota Fund, Inc., its General Partner

By: Jane W. Banks (SEAL)
Jane W. Banks, President

Attest: Jane W. Banks
Jane W. Banks, Secretary



