



**TITLE  
PACKAGE**

R 5029 227

2250 Oak Rd

2107 / 280

BOOK 2104 PAGE 280

WARRANTY DEED

FILED IN OFFICE  
CLERK SUPERIOR COURT  
JAN 16 10 16 AM '81  
BOOK NO. 2104  
PAGE NO. 280  
DATE 1-16-81

Building lot

STATE OF GEORGIA  
COUNTY OF

THIS INDENTURE made this 14th day of January, 1981, between HAZEL SAWYER CLOWER also known as MRS. H. B. CLOWER, SR. and H. B. CLOWER, SR., Parties of the First Part, and the UNITED STATES POSTAL SERVICE, Party of the Second Part,

W I T N E S S E T H:

That the said Parties of the First Part, for and in consideration of the sum of ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 (\$155,000.00) DOLLARS in hand paid, the receipt whereof is hereby acknowledged, have sold and conveyed, and by these presents do sell and convey unto the said Party of the Second Part, its successors and assigns, all that tract or parcel of land situated, lying and being in Gwinnett County, Georgia, and in Land Lot 26 of the 5th District, City of Snellville, containing 76,245 square feet and being more particularly described according to a plat of survey entitled "Topographical Survey for the United States Postal Service", dated October 8, 1980, prepared by Hannon, Meeks & Bagwell, Surveyors of Engineers, Inc., certified by Mack & Bagwell, Georgia Registered Surveyor No. 1497, as follows:

GWINNETT CO., GEORGIA  
REAL ESTATE TRANSFER TAX  
NONE

1-16-81  
O. M. M.  
Clerk of Superior Court

BEGINNING at the intersection of the Northeast-ly right of way of Oak Road (60 foot right of way) and the Southeasterly right of way of Old Snell-  
Lawrenceville Road, also known as North Road (60 foot right of way); thence North 32 degrees 18 minutes 55 seconds East 184.49 feet, along the Southeasterly right of way of Old Snellville-Lawrenceville Road, to a point; thence Northeasterly curving to the left, along an arc of 182.72 feet having a radius of 2306.831 feet, along said right of way, to a concrete marker set; thence south 31 degrees 47 minutes East 281.84 feet to a 3/4 inch Galvanized Pipe found; thence South 18 degrees 39 minutes 45 seconds West 165.11 feet to a concrete marker set on the Northeasterly right of way of Oak Road; thence Westerly curving to the left, along an arc of 102.7 feet, having a radius of 189.155 feet,

along said right of way, to a point; thence Westerly curving to the right, along an arc of 152.5 feet, having a radius of 160.986 feet, along said right of way, to a point; thence North 48 degrees 8 minutes 20 seconds West 58.30, along said right of way, To the point of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said United States Postal Service, its successors and assigns, forever, together with all right, title or interest, if any, of the Parties of the First Part in and to any streams, alleys, roads, streets, ways, strips, gores or railroad rights of way abutting or adjoining said land.

AND the Parties of the First Part do hereby bind themselves, their heirs, executors, administrators and assigns, to warrant and forever defend all and singular the said premises unto the said United States Postal Service, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF the said Parties of the First Part have hereunto set their hands and affixed their seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

*Bob E. Camp*  
Witness  
*John J. Chapman*  
Notary Public  
Notary Public, Georgia State at Large  
My Commission Expires Dec. 4, 1964

*Hazel Sawyer Clower*  
HAZEL SAWYER CLOWER (L.S.)  
also known as Mrs. H.B. CLOWER, SR.

Signed, sealed and delivered in the presence of:

*Bob E. Camp*  
Witness  
*John J. Chapman*  
Notary Public  
Notary Public, Georgia State at Large  
My Commission Expires Dec. 4, 1964

*H.B. Clower Sr*  
H.B. CLOWER, SR. (L.S.)

R5039 014

2250 Oak Rd

721 First ~~and~~ Nat'l  
BP Bldg  
Decatur 30030

BOOK 3638 PAGE 348

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF GWINNETT

*cc* THIS INDENTURE, made this \_\_\_\_\_ day of July, 1986, between CHARLIE C. CANNON, JR. and CLARK BRITT, Parties of the First Part, and the United States Postal Service Party of the Second Part.

W I T N E S S E T H:

That the said Parties of the First Part, for in consideration of the sum of One Hundred Ninety-Two Thousand Dollars (\$192,000.00) in hand paid, the receipt whereof is hereby acknowledged, has sold and conveyed, and by these presents does sell and convey unto the said Party of the Second Part, its successors and assigns, all that tract or parcel of land situated, lying and being in Gwinnett County, Georgia and more particularly described as:

All that tract or parcel of land lying being in land lots 26 and 39 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin set at the Southeasterly Intersection of the Rights-of-Way of North Road (also known as Old Snellville-Lawrenceville Highway having a 40 foot right-of-way) and Wisteria Drive (having a 40 foot right-of-way); Thence running along said Southwesterly Right-of-Way of Wisteria Drive South 60 degrees 22 Minutes 41 Seconds East a

FILED IN THE CLERK OF SUPERIOR COURT  
GWINNETT COUNTY, GA.  
1986 JUL -2 AM 9:09  
GARY R. YATES, CLERK

GWINNETT CO., GEORGIA  
REAL ESTATE TRANSFER TAX

\$ 192.00

Date 7-2-86

Gary R. Yates

Clerk of Superior Court

45397

distance of 401.94 feet to an iron pin set; Thence leaving said right-of-way and running South 58 degrees 24 Minutes 46 Seconds West a distance of 326.19 feet to an iron pin found; Thence running North 31 degrees 47 Minutes 00 Seconds West a distance of 275.66 feet to an iron pin set on the Southeasterly Right-of-Way of North Road; Thence running along said Right-of-Way North 28 Degrees 34 Minutes 39 Seconds East a distance of 153.96 feet to an iron pin set at its intersection with the Southwesterly Right-of-Way of Wisteria Drive and the POINT OF BEGINNING; Said tract contains 1.7423 acres as shown on a plat of survey prepared for the United States Postal Service by Charles D. McCann, Georgia Registered Land Surveyor #2245, dated June 10, 1986.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Party of the Second Part, its successors and assigns, forever.

Together with all right, title and interest, if any, of the Parties of the First Part in and to any streams alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said land.

And the Parties of the First Part do hereby bind themselves, their heirs or assigns, to warrant and forever defend all and singular the said premises unto the Party of the Second Part, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF the said Parties of the First Part have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Cassandra Taylor  
Witness

Charlie C. Cannon, Jr.  
CHARLIE C. CANNON, JR.

[Signature]  
Notary Public  
Notary Public, Georgia, State at Large  
My Commission Expires Dec. 26, 1986  
My Commission Expires:

Signed, sealed and delivered in the presence of:

Cassandra Taylor  
Witness

Clark Britt  
CLARK BRITT

[Signature]  
Notary Public  
Notary Public, Georgia, State at Large  
My Commission Expires Dec. 26, 1986  
My Commission Expires:

After recording return to:  
Anthony O. L. Powell  
P. O. Box 1390  
Lawrenceville, GA 30046

BK50756 PG0138

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2011 JUL -6 PM 3:15

TOM LAWLER, CLERK

308260

Parcel R 5039 063 2265 Wisteria Dr  
R 5039 191 2285 Wisteria Dr  
R 5039 036 2285 Wisteria Dr  
R 5039 009 C 2306 Wisteria Dr

PT-61# 67-2011-018217

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
TOM LAWLER CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF GWINNETT

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this June 30, 2011, between CITY OF SNELLVILLE, a municipal corporation of the State of Georgia, by and through its City Council (hereinafter referred to as "Grantor"), and DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA, a public body corporate and politic of the State of Georgia (hereinafter referred to as "Grantee"),

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee, all that tract or parcel of land lying and being in the City of Snellville, Georgia, described in the attached Exhibit "A", which Exhibit "A" is incorporated herein.

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, its successors and assigns, forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to above-described property unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor.

0052254

IN WITNESS WHEREOF, Grantor has caused this Indenture to be executed by its duly authorized officials, under the seal of Grantor, the day and year above written.

CITY OF SNELLVILLE

By: Jay Oberholser  
Mayor

Attest: Melissa [Signature]  
City Clerk



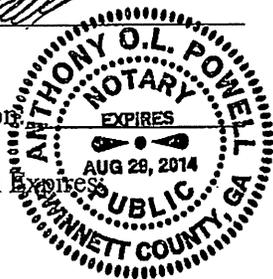
Signed, sealed and delivered  
in the presence of:

Leslie G. [Signature]  
Witness

[Signature]  
Notary Public

Date of Execution

My Commission Expires



## EXHIBIT "A"

All that tract or parcel of land lying and being located in Land Lot 39 of the 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia containing Tract 1 (8.60 acres) and Tract 2 (2.13 acres), for a total of 10.73 acres according to a ALTA/ACSM Survey for Spohnstown Corporation, Chicago Title Insurance Company, and Bank of North Georgia, prepared by Harkleroad and Associates, by Donald W. Harkleroad (Georgia Registered Land Surveyor No. 1578), dated March 17, 2004, as revised September 14, 2004, and being more particularly described according to said survey as follows:

TRACT 1

BEGINNING at a point located on the northeasterly right of way line of Wisteria Drive (60' R/W), said point being located 627.82 feet along said right of way line in a southeasterly direction with its intersection with the southeasterly right of way line of North Road, leaving the aforesaid right of way line, run thence North 55 degrees 35 minutes 00 seconds East a distance of 594.39 feet to a point, run thence South 46 degrees 58 minutes 34 seconds East a distance of 125.00 feet to a point; run thence South 46 degrees 58 minutes 34 seconds East a distance of 184.60 feet to a point; run thence South 46 degrees 58 minutes 34 seconds East a distance of 180.00 feet to a point; run thence South 47 degrees 03 minutes 54 seconds East a distance of 180.00 feet to a point; run thence South 58 degrees 45 minutes 29 seconds West a distance of 260.00 feet to a point; run thence South 58 degrees 44 minutes 38 seconds West a distance of 359.10 feet to a point located on the aforesaid right of way line of Wisteria Drive; run thence along the aforesaid right of way line North 41 degrees 50 minutes 59 seconds West a distance of 131.00 feet to a point; continuing along the aforesaid right of way line, run thence North 41 degrees 51 minutes 56 seconds West a distance of 131.38 feet to a point; continuing along the aforesaid right of way line, run thence North 41 degrees 00 minutes 34 seconds West a distance of 148.00 feet to a point; continuing along the aforesaid right of way line, run thence North 51 degrees 32 minutes 00 seconds West a distance of 126.60 feet to a point; continuing along the aforesaid right of way line, run thence North 58 degrees 36 minutes 55 seconds West a distance of 100.00 feet to a point; continuing along the aforesaid right of way line, run thence North 55 degrees 35 minutes 00 seconds East a distance of 5.61 feet to a point, said point being the point of BEGINNING; and

"LESS AND EXCEPT the existing right of way, the required right of way and proposed permanent and temporary construction easements and easements for construction of slopes for Wisteria Drive (R/W Varies) and Clower Street as shown on the Right of way Map of the State of Georgia Department of Transportation Project Number STP-006-00(993) in Gwinnett County, City of Snellville; Land Lot

39 of the Fifth Land District dated 02/28/2011 pages 2 of 10 as prepared by MACTEC Engineering and Consulting, Inc. 3200 Town Point Drive, Suite 100 Kennesaw, Georgia 30144, (770) 4210-3400 attached hereto as Exhibit "B" and incorporated herein by reference."

## TRACT 2

BEGINNING at a point located at the intersection of the northwesterly right of way line of Clower Street (50'R/W) with the southwesterly right of way line of Wisteria Drive (60'R/W'), run thence along the aforesaid right of way line of Clower Street South 46 degrees 19 minutes 35 seconds West a distance of 200.98 feet to a point; leaving the aforesaid right of way line, run thence North 42 degrees 16 minutes 18 seconds West a distance of 111.49 feet to a point; run thence North 42 degrees 48 minutes 55 seconds West a distance of 64.30 feet to a point; run thence South 49 degrees 58 minutes 29 seconds West a distance of 184.66 feet to a point located on the Land Lot line common to Land Lots 39 and 26; run thence along the aforesaid Land Lot line, North 32 degrees 08 minutes 11 seconds West a distance of 192.19 feet to a point; leaving the aforesaid Land Lot line, run thence North 58 degrees 10 minutes 35 seconds East a distance of 328.41 feet to a point located on the aforesaid right of way line of Wisteria Drive; run thence along the aforesaid right of way line, along the arc of a curve a distance of 149.92 feet to a point, said arc having a radius of 708.18 feet and being subtended by a chord bearing and distance of South 49 degrees 51 minutes 39 seconds East 145.66 feet; continuing along the aforesaid right of way line, run thence North 49 degrees 58 minutes 29 seconds East a distance of 9.61 feet to a point; continuing along the aforesaid right of way line, run thence South 41 degrees 40 minutes 24 seconds East a distance of 49.45 feet to a point; run thence South 42 degrees 45 minutes 00 seconds East a distance of 113.53 feet to a point located at the intersection of the southwesterly right of way line of Wisteria Drive with the northwesterly right of way line of Clower Street, said point being the point of BEGINNING.

"LESS AND EXCEPT the existing right of way, the required right of way and proposed permanent and temporary construction easements and easements for construction of slopes for Wisteria Drive (R/W Varies) and Clower Street as shown on the Right of way Map of the State of Georgia Department of Transportation Project Number STP-006-00(993) in Gwinnett County, City of Snellville; Land Lot 39 of the Fifth Land District dated 02/28/2011 pages 2 of 10 as prepared by MACTEC Engineering and Consulting, Inc. 3200 Town Point Drive, Suite 100 Kennesaw, Georgia 30144, (770) 4210-3400 attached hereto as Exhibit "B" and incorporated herein by reference."



R 5026 275

2280 Oak Rd

DEED B: 56153 P: 00472  
09/21/2018 02:00 PM Pgs: 4 Fees: \$0.00  
TTax: \$0.00  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672018028110

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2018 SEP 21 PM 4:27

RICHARD ALEXANDER, CLERK

306627

[SPACE ABOVE THIS LINE IS FOR RECORDER'S USE]

After recording, please return to:  
Powell & Edwards,  
Attorneys at Law P.C.  
10 Lumpkin Street  
Lawrenceville, GA 30046  
18-150 BE/ts

PT-61 # 067-2018-026110  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 0  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF GWINNETT

**GENERAL WARRANTY DEED**

THIS INDENTURE, made the 18<sup>th</sup> day of September, in the year Two Thousand Eighteen,  
between

**THOMAS GERALD RAWLINS and BARBARA JEAN RAWLINS**

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

**DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA,  
a public body corporate and politic of the State of 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 OTHER GOOD AND VALUABLE  
CONSIDERATION AND TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the  
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,

66

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, to wit:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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 whomsoever; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under or by virtue of any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Andrea B. Allison  
Unofficial Witness

Thomas Gerald Rawlins (Seal)  
Thomas Gerald Rawlins

[Signature]  
Notary Public  
My Commission Expires:

Barbara Jean Rawlins (Seal)  
Barbara Jean Rawlins



Exhibit "A"  
Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 26 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, lying in the City of Snellville, being 0.669 acres as shown on a plat of survey prepared for Gerald Rawlins by Sunbelt Engineering & Surveying, Inc., Russell L. Shreeve, Jr., Georgia Registered Land Surveyor No. 2157, dated March 24, 1987, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the northeasterly right-of-way line of Oak Road (60-foot right-of-way) and the northwesterly right-of-way line of Clower Street (50-foot right-of-way); run thence along said right-of-way line of Oak Road in a northwesterly direction, and following the meanderings thereof, a distance of 190.14 feet to a point marked by an iron pin, said point being the POINT OF BEGINNING; from said point of beginning as thus established and leaving said right-of-way line run North 58 degrees 04 minutes 08 seconds East a distance of 177.89 feet to a point marked by an iron pin; run thence North 31 degrees 30 minutes 46 seconds West a distance of 20.00 feet to point marked by an iron pin; run thence North 50 degrees 36 minutes 41 seconds East a distance of 30.06 feet to a point marked by an iron pin; run thence North 32 degrees 28 minutes 52 seconds West a distance of 120.42 feet to a point marked by an iron pin; run thence South 57 degrees 46 minutes 32 seconds West a distance of 206.63 feet to a point marked by an iron pin located on the northeasterly right-of-way line of Oak Road; run thence along the northeasterly right-of-way line of Oak Road South 31 degrees 54 minutes 20 seconds East a distance of 143.26 feet to a point marked by an iron pin, said point being the POINT OF BEGINNING.

**LESS AND EXCEPT** all that tract or parcel of land conveyed pursuant to that certain Right of Way Deed from Thomas Gerald Rawlins and Barbara Jean Rawlins to the City of Snellville, Georgia, dated January 31, 2013, filed on February 6, 2013, and recorded in Deed Book 51995, Page 583, Gwinnett County, Georgia deed records.



Exhibit "B"  
Permitted Exceptions

1. All ad valorem real property taxes for the year 2018 and subsequent years a lien not yet due and payable.
2. All matters shown on a plat recorded in Plat Book 31, Page 277, Gwinnett County, Georgia records.
3. Quit-Claim Deed from Hazel Sawyer Clower, et al., to the City of Snellville, Georgia dated February 2, 1978, filed for record February 13, 1978 and recorded in Deed Book 1417, Page 29, aforesaid records.
4. Right-of-Way Easement from T. Gerald Rawlins to Walton Electric Membership Corporation dated August 10, 1995, filed for record March 5, 1996 and recorded in Deed Book 12385, Page 11, aforesaid records.
5. Right-of-Way Deed from Thomas Gerald Rawlins and Barbara Jean Rawlins to the City of Snellville, Georgia dated January 31, 2013, filed for record February 6, 2013 and recorded in Deed Book 51995, Page 583, aforesaid records.
6. City of Snellville, Georgia v. 0.031 acres of land, et al., Superior Court of Gwinnett County, State of Georgia, Civil Action File No. 12-A-05364-8, including, without limitation, that certain Petition filed for record June 18, 2012 and recorded in Deed Book 51438, Page 471, aforesaid records; that certain Declaration of Taking filed for record June 18, 2012 and recorded in Deed Book 51438, Page 476, aforesaid records; that certain Order & Judgment recorded filed for record June 18, 2012 and recorded in Deed Book 51438, Page 479, aforesaid records; and that certain Consent Order and Judgment filed for record January 3, 2013 and recorded in Deed Book 51911, Page 435, aforesaid records.

Parcel R 5026 256 2260 Oak Road

DEED B: 56170 P: 00249  
10/17/2018 04:34 PM Pgs: 5 Fees: \$18.00  
TTax: \$0.00  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672018028429

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:  
Powell & Edwards, Attorneys at Law P.C.  
P.O. Box 1390  
Lawrenceville, GA 30046

STATE OF Florida

COUNTY OF Orange

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 12<sup>th</sup> day of October in the Year of Our Lord Two Thousand Eighteen between

**SCHMITZ DEVELOPMENT COMPANY,**  
an Illinois corporation

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

**DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA,**  
a public body corporate and politic of the State of 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 TEN AND 00/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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.

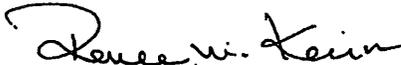
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever owning, holding or claiming by, through, or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

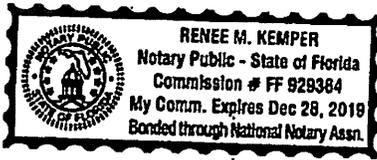
(Signatures Contained On Following Page)

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

Signed, sealed and delivered in the  
presence of:

  
Unofficial Witness

  
Notary Public  
My Commission Expires:



GRANTOR:  
Schmitz Development Company,  
an Illinois corporation

By:  (Seal)  
Brent M. Ziegler, President

Exhibit "A"  
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 26 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a ½ inch rebar found on the northerly right-of-way of Oak Road (60' R/W), said ½ inch rebar found being 312.42 feet easterly from its intersection with the easterly right-of-way of North Road (a.k.a. Old Snellville-Lawrenceville Road, R/W varies); thence departing said right-of-way of Oak Road North 18 degrees 43 minutes 30 seconds East a distance of 165.19 feet to a 1 inch crimped top pipe found; thence North 58 degrees 20 minutes 40 seconds East a distance of 118.89 feet to a ½ inch rebar set on the easterly line of Land Lot 26; thence along said Land Lot Line South 32 degrees 19 minutes 00 seconds East a distance of 219.23 feet to a ½ inch rebar found; thence South 58 degrees 05 minutes 41 seconds West a distance of 205.18 feet to a ½ inch rebar found on said right-of-way of Oak Road; thence along said right-of-way along a curve to the left an arc distance of 125.00 feet (being subtended by a chord distance of 122.73 feet, a bearing of North 52 degrees 24 minutes 27 seconds West and a 188.94 foot radius) to said ½ inch rebar found and the POINT OF BEGINNING. Said tract containing 1.02 acres as shown on survey prepared by Pearson & Associates, Inc., William W. DeLoach, Georgia Registered Land Surveyor No. 1711, dated December 21, 2004, last revised January 28, 2005.

**LESS AND EXCEPT** all that tract or parcel of land conveyed pursuant to that certain Right of Way Deed from Schmitz Development Company to the City of Snellville, Georgia, dated October 11, 2011, filed on October 25, 2011, and recorded in Deed Book 50950, Page 64, Gwinnett County, Georgia deed records.

Exhibit "B"  
Permitted Exceptions

1. All ad valorem real property taxes for the year 2018 and subsequent years a lien not yet due and payable.
2. Lease Agreement between Schmitz Development Company, as landlord, and Charles Minter Karate, Inc., as tenant, dated November 21, 2016.
3. All matters shown on a plat recorded in Plat Book 31, Page 277, Gwinnett County, Georgia records.
4. Quit-Claim Deed from Hazel Sawyer Clower, et al., to the City of Snellville, Georgia dated February 2, 1978, filed for record February 13, 1978 and recorded in Deed Book 1417, Page 29, aforesaid records.
5. Right-of-Way Easement from W. Rodger Giles, Inc. to Walton Electric Membership Corporation dated August 27, 1984, filed for record December 5, 1984 and recorded in Deed Book 2928, Page 146, aforesaid records.
6. Right-of-Way Deed from Schmitz Development Company to the City of Snellville, Georgia dated October 11, 2011, filed for record October 25, 2011 and recorded in Deed Book 50950, Page 64, aforesaid records.

BK55188 PG0075

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2017 JUN 14 PM 4:08

RICHARD ALEXANDER, CLERK

Parcel R5026 258 2270 Oak Rd

PT-61 # 67-2017-015290  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

[SPACE ABOVE THIS LINE IS FOR RECORDER'S USE]

After recording, please return to:  
Webb, Tanner & Powell, P.C.  
10 Lumpkin Street  
Lawrenceville, GA 30046  
17-054 BE/ts

305233-34

STATE OF GEORGIA  
COUNTY OF GWINNETT

**GENERAL WARRANTY DEED**

THIS INDENTURE, made the 13<sup>th</sup> day of June, in the year Two Thousand Seventeen,  
between

**STEVEN THIEN QUACH**

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

**DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA,  
a public body corporate and politic of the State of 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 OTHER GOOD AND VALUABLE  
CONSIDERATION AND TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the  
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,

0054479

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BK 55188 PG 0076

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, to wit:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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 whomsoever; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under or by virtue of any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

Signed, sealed and delivered  
in the presence of:

GRANTOR:

W. Chen  
Unofficial Witness

Steven Thien Quach (SEAL)  
Steven Thien Quach

[Signature]  
Notary Public  
My Commission Expires:



**BK55188 PG0077**

Exhibit "A"  
Legal Description

**ALL THAT TRACT OR PARCEL OF LAND** lying and being in Land Lot 26 of the 5th Land District, Gwinnett County, City of Snellville, Georgia, containing approximately 0.503 acres, and shown on that certain survey entitled "Boundary/Asbuilt Survey for: City of Snellville", prepared by Aarrow Surveying, bearing the seal and certification of Lannes K. Burkhalter, Georgia Registered Land Surveyor No. 2581, dated May 15, 2017, being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the point of intersection of the old northeasterly right-of-way line of Oak Road (when said right-of-way was 60') and the original centerline of Clower Street; run thence northwesterly along said old northeasterly right-of-way line of Oak Road (when said right-of-way was 60'), and following the meanderings thereof, a distance of 363.30 feet to a point; thence leaving said old right-of-way line run North 57 degrees 58 minutes 34 seconds East a distance of 8.95 feet to a point on the new northeasterly right-of-way line of Oak Road, said point being the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING run thence along said new northeasterly right-of-way line of Oak Road North 34 degrees 09 minutes 53 seconds West a distance of 110.08 feet to a point; thence leaving said new northeasterly right-of-way line of Oak Road run North 57 degrees 58 minutes 55 seconds East a distance of 200.83 feet to a point on the land lot line dividing Land Lots 26 and 39; run thence along said land lot line South 32 degrees 34 minutes 44 seconds East a distance of 109.98 feet to a point marked by a rebar found; thence leaving said land lot line run South 57 degrees 58 minutes 34 seconds West a distance of 197.78 feet to a point on the new northeasterly right-of-way line of Oak Road, said point being the TRUE POINT OF BEGINNING.

**BK55188 PG0078**

**Exhibit "B"**  
**Permitted Exceptions**

1. All ad valorem real property taxes for the year 2017 and subsequent years a lien not yet due and payable.
2. Agreement for Commercial or Industrial Underground Electric Service by and between Walton Electric Membership Corporation and Dr. David Joseph Ellis, dated February 27, 1985, and recorded on May 13, 1985 in Deed Book 3043, Page 165, Gwinnett County, Georgia records.
3. Right of Way Deed from Steven Thien Quach to the City of Snellville, Georgia, dated January 13, 2012, recorded January 18, 2012 in Deed Book 51123, Page 220, aforesaid records.

BK55188 PG0079

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
2017 JUN 14 PM 4:08  
RICHARD ALEXANDER, CLERK

PT-61 # 67-2017-015292  
GWINNETT CO GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ none  
RICHARD T ALEXANDER, JR CLERK OF  
SUPERIOR COURT

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

After recording, please return to:  
Webb, Tanner & Powell, P.C.  
P.O. Box 1390  
Lawrenceville, GA 30046

305234

STATE OF GEORGIA  
COUNTY OF GWINNETT

**QUIT-CLAIM DEED**

THIS INDENTURE, made this 13<sup>th</sup> day of June, in the year of our Lord Two Thousand Seventeen between

**STEVEN THIEN QUACH**

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

**DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA,  
a public body corporate and politic of the State of 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 the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, have bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said Grantee, its heirs and assigns, all the right, title, interest, claim or demand which the said

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BK 55188 PG0080

Grantor, either jointly or individually, have or may have had in and to the following described property, to wit:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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 said Grantee, its successors, heirs and assigns, so that neither the said Grantor nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

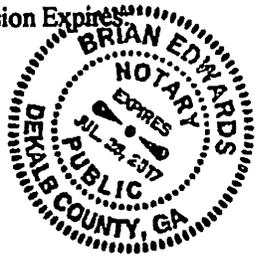
Signed, sealed and delivered in the presence of:

GRANTOR:

W. Cam Han  
Unofficial Witness

[Signature] (SEAL)  
Steven Thien Quach

[Signature]  
Notary Public  
My Commission Expires



BK55188 PG0081

Exhibit "A"  
Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 26 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia and being approximately 0.52 acres and known as 2270 Oak Road, Snellville, Georgia being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the centerline of Clower Street and the northwesterly right of way line of Oak Road (60-foot right of way); running thence northwesterly along said right of way line of Oak Road a distance of 363.30 feet to the TRUE POINT OF BEGINNING; with the TRUE POINT OF BEGINNING thus established, running thence along a bearing North 31 degrees 54 minutes 00 seconds West a distance of 110.00 feet to a point; running thence along a bearing North 57 degrees 51 minutes 25 seconds East a distance of 205.19 feet to a point; running thence along a bearing South 32 degrees 42 minutes 14 seconds East a distance of 109.98 feet to a point, running thence along a bearing South 57 degrees 51 minutes 04 seconds West a distance of 206.73 feet to the TRUE POINT OF BEGINNING; containing 0.52 acres, as shown on plat of survey dated June 1984, prepared for David J. Ellis by Quadra-Tech, Inc. and certified by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1783, said plat being incorporated herein by reference for more complete description.

R 5039 190

2385 Clowa St

Type: DEED Book: 55255 Page: 00359

0X55255 PG0359

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2017 JUL 13 PM 4:22

RICHARD ALEXANDER, CLERK

306043-49

[SPACE ABOVE THIS LINE IS FOR RECORDER'S USE]

After recording, please return to:  
Webb, Tanner & Powell, P.C.  
10 Lumpkin Street  
Lawrenceville, GA 30046  
17-054 BE/ts

PT61 # 67-2017-018602  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ -0-  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF GWINNETT

**GENERAL WARRANTY DEED**

THIS INDENTURE, made the 11<sup>th</sup> day of July, in the year Two Thousand Seventeen,  
between

**CERTIFIED, INC.,**  
a Georgia corporation

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

**DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA,**  
a public body corporate and politic of the State of 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 OTHER GOOD AND VALUABLE  
CONSIDERATION AND TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the  
sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted,

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BK 55255 PG 0360

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, to wit:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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 whomsoever; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under or by virtue of any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

Signed, sealed and delivered in the presence of:

M. Clem  
Unofficial Witness

GRANTOR:  
Certified, Inc., a Georgia corporation

By: [Signature] (Seal)  
David Hunt, Authorized Agent

[Signature]  
Notary Public  
My Commission Expires:



BK55255 PG0361

Exhibit "A"  
Legal Description

**Tract One of Three Tracts:**

**ALL THAT TRACT or parcel of land lying and being in Land Lot 39 of the 5th District of Gwinnett County, Georgia, being 0.474 acres according to plat of survey by Quadra-Tech, Inc. dated January 25, 1985 and being more particularly described as follows:**

**TO FIND THE POINT OF BEGINNING, begin at the intersection of the centerline of Histeria Drive and the northwestern right-of-way of Clower Street; run thence southwest along the northwestern right of Clower Street 222.30 feet to an iron pin which is the Point of Beginning; run thence south 45 degrees 35 minutes 19 seconds west 127.02 feet to an iron pin; run thence north 36 degrees 58 minutes 47 seconds west 182.17 feet to an iron pin; run thence north 50 degrees 46 minutes 23 seconds east 107.48 feet to an iron pin; run thence south 43 degrees 12 minutes 29 seconds east 170.97 feet to an iron pin which is the Point of Beginning.**

**Less and Except from Tract One Above:**

All that tract or parcel of land conveyed pursuant to City of Snellville, Georgia, Condemnor v. 0.034 acres of land, et al., Condemnees, Superior Court of Gwinnett County, Georgia, Civil Action File No: 12A-05373-2; including, without limitation, as referenced in Deed Book 51438, Page 567, Gwinnett County, Georgia records, Deed Book 51438, Page 576, aforesaid records, and Deed Book 51438, Page 571, aforesaid records.

**Tract Two of Three Tracts:**

**All that tract or parcel of land lying and being located in Land Lot 39 of the 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:**

**BEGINNING at a right-of-way monument found located at the intersection of the Northwestern right-of-way of Clower Street (said point being 40 from centerline) and the Southwesterly right-of-way of Wistena Drive (right-of-way varies); thence South 45 degrees 21 minutes 31 seconds West along said Northwestern right-of-way, a distance of 143.01 feet to a point and the TRUE POINT OF BEGINNING:**

**From the TRUE POINT OF BEGINNING thus established; thence continuing Southwest along said right-of-way line, a distance of 25.02 feet to a point (said point being referenced by a right-of-way monument found South 45 degrees 21 minutes West, 0.90 feet); thence leaving said Northwestern right-of-way North 42 degrees 33 minutes 51 seconds West, a distance of 99.48 feet to a point; thence North 45 degrees 26 minutes 41 seconds East, a distance of 25.02 feet to a point; thence South 42 degrees 33 minutes 51 seconds East, a distance of 99.45 feet to a point and the TRUE POINT OF BEGINNING.**

**Said tract or parcel of land containing 0.057 acres or 2,487 square feet, more or less.**

BK 55255 PG 0362

**Tract Three of Three Tracts:**

All that tract or parcel of land lying and being located in Land Lot 39 of the 5<sup>th</sup> District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

**BEGINNING** at a right-of-way monument found located at the intersection of the Northwestern right-of-way of Clover Street (said point being 40 from centerline) and the Southwestern right-of-way of Wistena Drive (right-of-way varies); thence South 45 degrees 21 minutes 31 seconds West along said Northwestern right-of-way, a distance of 168.02 feet to a point (said point being referenced by a right-of-way monument found South 45 degrees 21 minutes West, 0.80 feet); thence leaving said Northwestern right-of-way North 42 degrees 33 minutes 51 seconds West, a distance of 99.48 feet to a point and the **TRUE POINT OF BEGINNING**:

From the **TRUE POINT OF BEGINNING** thus established; thence North 43 degrees 08 minutes 28 seconds West, a distance of 64.30 feet to a reinforcing bar set; thence North 49 degrees 40 minutes 58 seconds East, a distance of 25.63 feet to a point; thence South 42 degrees 33 minutes 51 seconds East, a distance of 62.42 feet to a point; thence South 45 degrees 28 minutes 41 seconds West, a distance of 25.02 feet to a point and the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 0.037 acres or 1,603 square feet, more or less.

BK 55255 PG 0363

Exhibit "B"  
Permitted Exceptions

1. All ad valorem real property taxes for the year 2017 and subsequent years a lien not yet due and payable.
2. Real Estate Commercial Lease Contract, dated July 1, 2015, by and between Certified, Inc., as landlord, and Bonita J. Megowan, d/b/a Scissor Mechanic, LLC, as tenant, for the lease of Office Suite A. (Affects Tracts One, Two, and Three)
3. Real Estate Commercial Lease Contract, dated July 1, 2015, by and between Certified, Inc., as landlord, and Donald R. Goldsmith, as tenant, for the lease of Office Suite C. (Affects Tracts One, Two, and Three)
4. Real Estate Commercial Lease Contract, dated March 1, 2017, by and between Certified, Inc., as landlord, and Krista R. Wright, d/b/a Wright Choice Relators, LLC, as tenant, for the lease of Office Suite D. (Affects Tracts One, Two, and Three)
5. All matters shown on a plat recorded in Plat Book 36, Page 2, Gwinnett County, Georgia records. (Affects Tract One Only)
6. All matters shown on a plat recorded in Plat Book 30, Page 18, aforesaid records. (Affects Tract One Only)
7. All matters shown on a plat recorded in Plat Book 7, Page 133, aforesaid records. (Affects Tracts One, Two, and Three)
8. Right of Way Deed from Hazel Sawyer Clower et al., to City of Snellville, Georgia dated February 2, 1978, recorded February 14, 1978 in Deed Book 1417, Page 29, aforesaid records. (Affects Tract One Only)
9. Right of Way Deed from Henry B. Clower, Sr. and Hazel Sawyer Clower to City of Snellville, Georgia dated February 2, 1978, recorded February 14, 1978 in Deed Book 1417, Page 31, aforesaid records and re-recorded in Deed Book 1419, Page 324, aforesaid records. (Affects Tracts One and Two Only)
10. City of Snellville, Georgia, Condemnor v. 0.034 acres of land, et al., Condemnees, Superior Court of Gwinnett County, Georgia, Civil Action File No: 12A-05373-2; including, without limitation, as referenced in Deed Book 51438, Page 567, Gwinnett County, Georgia records, Deed Book 51438, Page 576, aforesaid records, and Deed Book 51438, Page 571, aforesaid records. (Affects Tract One Only)
11. Reciprocal Easement Agreement by and between Certified, Inc. and The City of Snellville, Georgia, dated March 15, 2015, recorded on May 19, 2015 in Deed Book 53568, Page 150 aforesaid records. (Affects Tracts One, Two, and Three)

R 5039 208

2395 Clowa St.

DEED B: 56153 P: 00476  
09/21/2018 02:00 PM Pgs: 4 Fees: \$0.00  
TTax: \$0.00  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672018026095

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
2018 SEP 21 PM 4:27  
RICHARD ALEXANDER, CLERK

306628

[SPACE ABOVE THIS LINE IS FOR RECORDER'S USE]

After recording, please return to:  
Powell & Edwards,  
Attorneys at Law P.C.  
10 Lumpkin Street  
Lawrenceville, GA 30046  
18-145 BE/ts

PT-61 # 067-2018-026095  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 0  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF GWINNETT

**GENERAL WARRANTY DEED**

THIS INDENTURE, made the 17<sup>th</sup> day of September, in the year Two Thousand Eighteen,  
between

**EAST MOUNTAIN INSURORS BUILDING PARTNERS, INC.,  
a Georgia corporation**

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

**DOWNTOWN DEVELOPMENT AUTHORITY OF SNELLVILLE, GEORGIA,  
a public body corporate and politic of the State of 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 OTHER GOOD AND VALUABLE  
CONSIDERATION AND TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the

16

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, to wit:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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 whomsoever; provided however, that the warranties of title made by Grantor herein shall not extend to any claims arising under or by virtue of any matter set forth on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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

Signed, sealed and delivered  
in the presence of:

Williams  
Unofficial Witness

[Signature]  
Notary Public  
My Commission Expires:



GRANTOR:  
East Mountain Insurors Building  
Partners, Inc., a Georgia corporation

By: [Signature] (Seal)  
Charles Robert Stone, Chief  
Financial Officer

By: [Signature] (Seal)  
Priscilla Stallings Yorg, Secretary  
and Treasurer

By: [Signature]  
Jerry Wayne Shelnett, Jr.,  
Authorized Agent



Exhibit "A"  
Legal Description

All that tract or parcel of land lying and being in Land Lots 39 and 26 of the 5th District of Gwinnett County, Georgia as shown on that certain plat of survey for Tom Goodson, dated April 28, 1986, prepared by Benny L. Bruner, Georgia Registered Land Surveyor, to which survey reference is hereby made for a complete and accurate legal description and which is more particularly described on said survey as follows:

COMMENCE at an iron pin set 349.32 feet southwesterly as measured along the northwesterly right of way line of Clover Street (a 50-foot right of way) from the point formed by the intersection of the centerline of Histeria Drive and the northwesterly right of way line of Clover Street; run thence along said northwesterly right of way line South 45 degrees 35 minutes 19 seconds West a distance of 97.02 feet to a point; continuing along said right of way line run thence North 32 degrees 00 minutes 36 seconds West a distance of 5.10 feet to a point; continuing along said right of way line run thence South 45 degrees 41 minutes 30 seconds West a distance of 30.0 feet to a point; leaving said right of way line run thence North 31 degrees 30 minutes 46 seconds West a distance of 190.14 feet to a point; run thence North 50 degrees 48 minutes 01 seconds East a distance of 29.98 feet to a point; run thence North 50 degrees 46 minutes 23 seconds East a distance of 77.55 feet to an iron pin found; run thence South 36 degrees 58 minutes 47 seconds East a distance of 182.17 feet to an iron pin set on the northwesterly right of way line of Clover Street and the POINT OF BEGINNING.

LESS AND EXCEPT all that tract or parcel of land conveyed pursuant to that certain Right of Way Deed from East Mountain Insurors Building Partners, Inc. to the City of Snellville, Georgia, dated January 5, 2012, filed on January 10, 2012, and recorded in Deed Book 51110, Page 137, Gwinnett County, Georgia deed records.

Exhibit "B"  
Permitted Exceptions

1. All ad valorem real property taxes for the year 2018 and subsequent years a lien not yet due and payable.
2. All matters shown on a plat recorded in Plat Book 30, Page 18, Gwinnett County, Georgia records.
3. Quit-Claim Deed from Hazel Sawyer Clower, et al., to the City of Snellville, Georgia dated February 2, 1978, filed for record February 13, 1978 and recorded in Deed Book 1417, Page 29, aforesaid records.
4. Quit-Claim Deed from Henry B. Clower, Sr. and Hazel Sawyer Clower to the City of Snellville, Georgia dated February 2, 1978, filed for record February 13, 1978 and recorded in Deed Book 1417, Page 31, and re-recorded in Deed Book 1419, Page 324, aforesaid records.
5. Right-of-Way Deed from East Mountain Insurors Building Partners, Inc. to the City of Snellville, Georgia dated January 5, 2012, filed for record January 10, 2012 and recorded in Deed Book 51110, Page 137, aforesaid records.