

BK54299 PG0572

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

After recording, please return to:

2016 MAY 20 PM 2:00

Please Record and Return to:
Trinity Title Insurance Agency, Inc.
160 Clairmont Avenue, Suite 200
Decatur, GA 30030
TTIA File No. 63046.09

RICHARD ALEXANDER, CLERK

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF Fulton

This Indenture made as of this 17th day of MAY, in the year 2016, between

PG AMERICAN INVESTMENT, LLC, a Georgia Limited Liability Company, SINOCOIN INVESTMENT, LLC, a Georgia Limited Liability Company, and NATION HOMES, INC., a Georgia Corporation

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

THE KROGER CO., an Ohio Corporation

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 considerations 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 Land Lot 100 of the 5th District, Gwinnett County, Georgia, being more particularly described on Exhibit "A" attached hereto.

THIS CONVEYANCE is made subject to all restrictions, easements, and covenants of record

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.

PT-61 # 67-2016-012250
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 3043.60
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

0042985 - 87

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

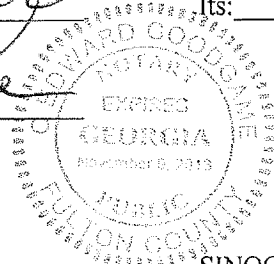
Signed, sealed and delivered in the presence of:

PG AMERICAN INVESTMENT, LLC, a Georgia Limited Liability Company

By: [Signature] (SEAL)

Its: Manager

[Signature]
Unofficial Witness
[Signature]
Notary Public



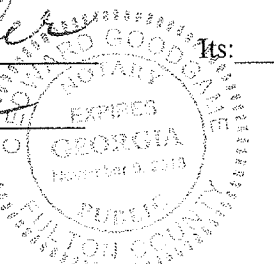
Signed, sealed and delivered in the presence of:

SINOCOIN INVESTMENT, LLC, a Georgia Limited Liability Company

By: [Signature] (SEAL)

Its: PRESIDENT / DIRECTOR

[Signature]
Unofficial Witness
[Signature]
Notary Public



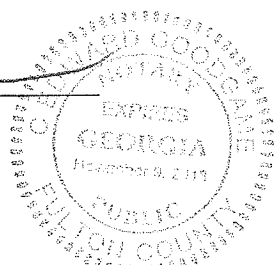
Signed, sealed and delivered in the presence of:

NATION HOMES, INC., a Georgia Corporation

By: [Signature] (SEAL)

Its: CEO

[Signature]
Unofficial Witness
[Signature]
Notary Public



[Corporate Seal]

EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 100 and 101 of the 5th District, City of Snellville, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2-inch rebar found being the **TRUE POINT OF BEGINNING**; Thence leaving said right-of-way and Land Lot Line, Thence South 06 degrees 33 minutes 49 seconds East a distance of 181.61 feet to a 5/8-inch rebar set; Thence leaving said right-of-way and Land Lot Line, South 06 degrees 33 minutes 49 seconds East a distance of 181.61 feet to a 5/8-inch rebar set; Thence South 76 degrees 22 minutes 19 seconds East a distance of 62.03 feet to a 1-inch open top pipe found; Thence South 76 degrees 08 minutes 50 seconds East a distance of 148.34 feet to a 1-inch rebar found on the Western right-of-way of Rosebud Road (80' right-of-way); Thence along said right-of-way the following courses and distances: South 02 degrees 40 minutes 30 seconds East a distance of 75.07 feet to a 3/4-inch rebar found; South 03 degrees 33 minutes 03 seconds East a distance of 130.39 feet to a 5/8-inch rebar set; South 01 degrees 00 minutes 16 seconds East a distance of 133.73 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 3618.06 feet and an arc length of 37.85 feet, being subtended by a chord bearing of South 00 degrees 19 minutes 26 seconds East for a distance of 37.85 feet to a point; along a curve to the left having a radius of 3618.06 feet and an arc length of 142.61 feet, being subtended by a chord bearing of South 01 degrees 45 minutes 10 seconds East for a distance of 142.60 feet to a point; along a curve to the left having a radius of 3618.06 feet and an arc length of 141.64 feet, being subtended by a chord bearing of South 04 degrees 00 minutes 13 seconds East for a distance of 141.64 feet to a point; Thence leaving said right-of-way, South 85 degrees 49 minutes 20 seconds West a distance of 172.76 feet to a point; Thence North 84 degrees 04 minutes 20 seconds West a distance of 120.80 feet to a point; Thence North 85 degrees 51 minutes 54 seconds West a distance of 62.81 feet to a point; Thence North 84 degrees 20 minutes 13 seconds West a distance of 68.80 feet to a point; Thence North 73 degrees 40 minutes 03 seconds West a distance of 76.63 feet to a point; Thence North 70 degrees 14 minutes 24 seconds West a distance of 38.75 feet to a point; Thence South 24 degrees 51 minutes 50 seconds West a distance of 23.95 feet to a point; Thence South 32 degrees 47 minutes 06 seconds West a distance of 38.74 feet to a point; Thence South 33 degrees 52 minutes 55 seconds West a distance of 80.15 feet to a point; Thence South 53 degrees 30 minutes 33 seconds West a distance of 57.01 feet to a point; Thence South 78 degrees 41 minutes 57 seconds West a distance of 86.14 feet to a point; Thence North 80 degrees 55 minutes 32 seconds West a distance of 50.54 feet to a point; Thence North 78 degrees 19 minutes 28 seconds West a distance of 43.87 feet to a point; Thence North 71 degrees 13 minutes 49 seconds West a distance of 66.46 feet to a point; Thence North 36 degrees 51 minutes 06 seconds West a distance of 36.70 feet to a point; Thence along a curve to the right having a radius of 60.00 feet and an arc length of 25.96 feet, being subtended by a chord bearing of North 24 degrees 27 minutes 27 seconds West for a distance of 25.76 feet to a point; Thence North 12 degrees 03 minutes 48 seconds West a distance of 154.20 feet to a point; Thence North 07 degrees 05 minutes 05 seconds West a distance of 279.58 feet to a point; Thence North 45 degrees 59 minutes 04 seconds West a distance of 79.82 feet to a point located in the centerline of a creek; Thence along said centerline of creek the following courses and distances: North 75 degrees 09 minutes 28 seconds East a distance of 0.60 feet to a point; North 09 degrees 27 minutes 01 seconds West a distance of 85.37 feet to a point; North 38 degrees 32 minutes 03 seconds West a distance of 24.31 feet to a point; North 11 degrees 09 minutes 22 seconds West a distance of 17.83 feet to a point; North 15 degrees 09 minutes 54 seconds East a distance of 30.33 feet to a point; North 47 degrees 09 minutes 49 seconds East a distance of 19.68 feet to a point; North 06 degrees 41 minutes 37 seconds West a distance of 7.96 feet to a point; North 32 degrees 40 minutes 18 seconds East a distance of 6.17 feet to a point; North 47 degrees 35 minutes 33 seconds West a distance of 18.39 feet to a point; North 63 degrees 38 minutes 39 seconds West a distance of 21.06 feet to a point; North 16 degrees 51 minutes 47 seconds West a distance of 12.31 feet to a point; North 14 degrees 11 minutes 18 seconds East a distance of 31.61 feet to a point; North 26 degrees 59 minutes 59 seconds East a distance of 38.21

feet to a point; North 35 degrees 50 minutes 03 seconds West a distance of 29.48 feet to a point; North 20 degrees 46 minutes 18 seconds East a distance of 13.72 feet to a point; North 22 degrees 17 minutes 25 seconds West a distance of 23.82 feet to a point; North 18 degrees 18 minutes 31 seconds West a distance of 7.20 feet to a point; North 54 degrees 31 minutes 57 seconds East a distance of 34.32 feet to a point; North 16 degrees 52 minutes 08 seconds East a distance of 16.49 feet to a point; North 34 degrees 51 minutes 00 seconds West a distance of 8.13 feet to a point; North 04 degrees 28 minutes 45 seconds West a distance of 7.61 feet to a point; North 27 degrees 19 minutes 59 seconds East a distance of 12.72 feet to a point; North 47 degrees 25 minutes 07 seconds West a distance of 26.48 feet to a point; North 60 degrees 50 minutes 16 seconds West a distance of 7.88 feet to a point; North 02 degrees 17 minutes 36 seconds West a distance of 17.03 feet to a point; North 27 degrees 54 minutes 38 seconds West a distance of 14.61 feet to a point; North 03 degrees 57 minutes 54 seconds East a distance of 14.47 feet to a point; North 18 degrees 02 minutes 04 seconds West a distance of 23.77 feet to a point; North 25 degrees 31 minutes 34 seconds West a distance of 22.97 feet to a point; North 35 degrees 53 minutes 29 seconds East a distance of 17.92 feet to a point; North 15 degrees 40 minutes 40 seconds East a distance of 24.60 feet to a point; North 60 degrees 32 minutes 46 seconds East a distance of 16.53 feet to a point; North 18 degrees 51 minutes 09 seconds East a distance of 17.79 feet to a point; North 33 degrees 32 minutes 10 seconds East a distance of 11.65 feet to a point; North 31 degrees 31 minutes 04 seconds West a distance of 21.37 feet to a point; North 19 degrees 00 minutes 05 seconds East a distance of 19.21 feet to a point; North 15 degrees 44 minutes 02 seconds West a distance of 18.38 feet to a point; North 18 degrees 59 minutes 31 seconds East a distance of 25.39 feet to a point; North 61 degrees 31 minutes 07 seconds East a distance of 16.65 feet to a point; North 40 degrees 14 minutes 51 seconds East a distance of 27.17 feet to a point; South 62 degrees 40 minutes 36 seconds East a distance of 14.32 feet to a point; North 67 degrees 56 minutes 31 seconds East a distance of 17.06 feet to a point; South 64 degrees 19 minutes 43 seconds East a distance of 25.47 feet to a point; North 76 degrees 10 minutes 46 seconds East a distance of 17.50 feet to a point located at the intersection of the centerline of creek with the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way); Thence along said right-of-way, South 70 degrees 21 minutes 03 seconds East a distance of 743.27 feet to a 1/2-inch rebar found on the Land Lot Line common to land lots 100 and 101; Thence North 60 degrees 42 minutes 43 seconds East a distance of 16.83 feet to a 1/2-inch rebar found at the intersection of the Southerly right-of-way line of U.S. Highway 78 (a.k.a. Georgia Highway 10) (variable right-of-way) with the Land Lot Line common to land lots 100 and 101, said 1/2 inch rebar found being the **TRUE POINT OF BEGINNING**.

Said tract of land contains 22.854 Acres (995,524 sf).

The Georgia Department of Revenue will perform system maintenance to Georgia DRIVES beginning 3 p.m. on Friday, May 19 until Saturday, May 20. E-services, including renewals, will be unavailable during that time. We apologize in advance for any inconvenience.



DENISE R. MITCHELL, MPA
GWINNETT COUNTY
TAX COMMISSIONER



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:

THE KROGER CO
1014 VINE ST
CINCINNATI, OH 45202-1141

SITUS:

1000 ATHENS HWY

Tax District:

SNELLVILLE

Parcel ID	Property Type	Last Update
R5100 065	Real Property	5/9/2023 8:09:19 PM

Legal Description

ROSEBUD RD

Tax Values

Description	Market Value	Assessed Value
Land	\$3,120,400.00	\$1,248,160.00
Improvement	\$0.00	\$0.00
Total	\$3,120,400.00	\$1,248,160.00



Class Codes 300-Commercial Vacant Land

Assessments

	Net Tax	Savings
<u>School Taxes</u>	\$25,774.50	\$0.00
<u>County Incorporated No Police</u>	\$14,291.43	\$0.00
Total Tax	\$40,065.93	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	25005293	11/1/2022	2022	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2022	25005293	B22.111393	\$40,065.93	10/28/2022

Exhibit A

Property Description

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