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Georgia Transfer Tax Paid : \$500.00
0422020000694
Penalty: \$0.00 Interest: \$0.00
Participants: 2252090439,706792793
JUSTIN POWER, Clerk of Superior Court
DAWSON County, Georgia

After Recording, Return To:
Paul J. McGruder, Esq.
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, Georgia 30040
Telephone: 770.887.3162
BR File No. PJM/77,885

STATE OF GEORGIA
COUNTY OF DAWSON

LIMITED WARRANTY DEED

THIS INDENTURE is made as of May 15, 2020, between **PHYLLIS GEE MOONEY**, as to an undivided twenty percent (20%) interest, **COY JIMMY GEE**, as to an undivided twenty percent (20%) interest, **DAVID MITCHELL GEE**, as to an undivided twenty percent (20%) interest, **JUDY GEE SHEFFIELD**, as to an undivided twenty percent (20%) interest, **CHARLES STACEY CAIN**, as to an undivided ten percent (10%) interest, and **CHARLES ROYCE CAIN**, as to an undivided ten percent (10%) interest (hereinafter collectively referred to as "Grantor"), and **JSW GEE CORNER LLC**, a Georgia limited liability company (hereinafter referred to as "Grantee"), having as its address 922 Highway 53 East, Dawsonville, Georgia 30534 ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

GRANTOR, in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land lying and being in Land Lot 511 and in Fractional Land Lot 56 of the 4th District, 1st Section of Dawson County, Georgia, and being more particularly described in Exhibit "A" attached hereto and made a part hereof by reference thereto (the "Property").

TO HAVE AND TO HOLD, the Property, 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, its heirs, successors, and assigns, forever in FEE SIMPLE, subject only to the Permitted Exceptions.

AND THE SAID GRANTOR WILL WARRANT and forever defend the right and title of the

above described Property unto Grantee and Grantee's heirs and assigns, subject to the Permitted Exceptions, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

[Handwritten signature] (SEAL)
Phyllis Gee Mooney

[Handwritten signature]
Notary Public

(SEAL)



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

[Handwritten signature] (SEAL)
Coy Jimmy Gee

[Handwritten signature]
Notary Public

(SEAL)



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

Signed, sealed and delivered in the presence of:

[Handwritten signature]

Witness

[Handwritten signature] (SEAL)
David Mitchell Gee

[Handwritten signature]
Notary Public

(SEAL)



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Judy Gee Sheffield (SEAL)
Judy Gee Sheffield

Jill Mathis
Notary Public

(SEAL)



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Charles Stacey Cain (SEAL)
Charles Stacey Cain

Jill Mathis
Notary Public

(SEAL)



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Charles Royce Cain (SEAL)
Charles Royce Cain

Jill Mathis
Notary Public

(SEAL)



Forsyth County, Georgia
Notary Public
Jill J. Mathis
My Commission Expires 1/1/22

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lot 511 and in Fractional Land Lot 56 of the 4th District, 1st Section of Dawson County, Georgia, being 4.47 acres as depicted on a survey prepared for JSW Gee Corner, LLC, dated April 29, 2020, by Davis Engineering & Surveying, bearing the seal and certification of Jason D. Watkins, Georgia Registered Land Surveyor No. 3241, which survey is incorporated herein by reference for a more complete description of the Property, and said Property being more particularly described as follows in accordance with said survey:

BEGINNING at a Right of Way Monument located on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 (variable right of way) and the Northwesterly right of way line of Perimeter Road (variable right of way); thence proceed along the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road South 10 degrees 26 minutes 53 seconds West a distance of 42.62 feet to a point which is the Southernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road; thence proceed along the Northwesterly right of way line of Perimeter Road the following courses and distances: along the arc of a 1156.23-foot radius curve to the right, an arc distance of 652.01 feet to a Right of Way Monument (said arc being subtended by a chord bearing South 59 degrees 13 minutes 41 seconds West, a chord distance of 643.41 feet); South 78 degrees 36 minutes 46 seconds West a distance of 40.64 feet to a Right of Way Monument; North 30 degrees 05 minutes 22 seconds West a distance of 35.55 feet to a Right of Way Monument; South 63 degrees 02 minutes 24 seconds West a distance of 23.68 feet to a Right of Way Monument; South 28 degrees 24 minutes 56 seconds East a distance of 30.83 feet to a Right of Way Monument; and, South 72 degrees 42 minutes 45 seconds West a distance of 63.16 feet to a point; thence leave the Northwesterly right of way line of Perimeter Road and proceed North 54 degrees 56 minutes 43 seconds West a distance of 222.31 feet to an Iron Pin Found (½" Crimp Top Pipe); thence proceed North 72 degrees 40 minutes 06 seconds East a distance of 379.45 feet to an Iron Pin Found (Axle at ½" Open Top Pipe); thence proceed North 34 degrees 22 minutes 06 seconds East a distance of 425.55 feet to an Iron Pin Set (½" Rebar) on the Southwesterly right of way line of Georgia Highway 53; thence proceed along the Southwesterly right of way line of Georgia Highway 53 the following courses and distances: South 53 degrees 18 minutes 11 seconds East a distance of 85.71 feet to a Right of Way Monument; North 38 degrees 21 minutes 38 seconds East a distance of 18.55 feet to a Right of Way Monument; South 52 degrees 44 minutes 22 seconds East a distance of 196.76 feet to a Right of Way Monument; South 39 degrees 19 minutes 52 seconds West a distance of 9.33 feet to a Right of Way Monument; and, South 52 38 29 seconds East a distance of 43.02 feet to a Right of Way Monument located on the on the Northernmost point of the mitered intersection of the Southwesterly right of way line of Georgia Highway 53 and the Northwesterly right of way line of Perimeter Road and the POINT OF BEGINNING.