

After recording, return to:

Adams and Reese LLP
3424 Peachtree Road NE, Suite 1600
Atlanta, Georgia 30326
Attention: Karley Wilson
027640.000001

STATE OF GEORGIA
COUNTY OF CHEROKEE

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as this 18th day of April, 2018 by and between **KARIM GANI**, an individual resident of Georgia and **AYISHA S. GANI**, an individual resident of Georgia (together herein referred to as "Grantor"), and **GRACIE DEVELOPMENT, LLC**, a Georgia limited liability company (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lots 519 and 520 of the 15th District, 2nd Section, Cherokee County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference ("Property").

TOGETHER WITH all fixtures, structures and improvements located on such Property, if any, and the easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained Property, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

AND EXCEPT for those matters set forth on **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said Property against the claims of all persons claiming by, through or under Grantor, but not otherwise.

REMAINDER OF PAGE INTENTIONALLY BLANK

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

Signed, sealed and delivered
in the presence of:

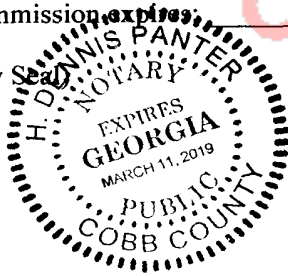
Barbara Bester
Witness

Karim Gani [SEAL]

[Signature]
Notary Public

Ayisha S. Gani [SEAL]

My commission expires _____
(Notary Seal)



COPY

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 519 of the 15th District, 2nd Section, Cherokee County, Georgia, being shown on a plat prepared from Brenda Davis and Jerry Ashe by Adams-Simms & Associates, Inc., on a survey dated January 17, 1997. Said property consisting of .33 acres and being more particularly described as follows:

To find the POINT OF BEGINNING, begin at the Northeast corner of Land Lot 519; running thence South 01 degrees 38 minutes 00 seconds West; 299.80 feet to an iron pin; running thence South 02 degrees, 03 minutes, 15 seconds West, 14.40 feet to an iron pin and the POINT OF BEGINNING; running thence along the East line of Land Lot 519, South 01 degrees, 47 minutes, 50 seconds West, 318.65 feet to an iron pin; running thence South 89 degrees, 30 minutes 50 seconds West, 23.65 feet to an iron pin located on the easterly side of Rabbit Hill Road (30 foot R/W); running thence North 03 degrees, 30 minutes, 00 seconds West, 93.65 feet to a point; running thence North 11 degrees, 20 minutes, 25 seconds West, 109.25 feet to a point; running thence North 24 degrees, 12 minutes, 40 seconds West, 25.65 feet to an iron pin; running thence North 68 degrees, 17 minutes, 45 seconds East, 35 feet to a right of way monument; running thence North 26 degrees, 39 minutes, 50 seconds West, 90.50 feet to an iron pin; running thence North 89 degrees, 20 minutes, 00 seconds East, 79.45 feet to an iron pin and the POINT OF BEGINNING.

AND

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 520 of the 15th District, 2nd Section, Cherokee County, Georgia being shown on a survey prepared by Adams-Simms & Associates, Inc. for Brenda Davis and Jerry Ashe dated January 17, 1997. Said property consisting of 2.21 acres and begin particularly described as follows: BEGINNING at the iron pin which is located on the West line of Land Lot 520, a distance of 199.50 feet from the Northwest corner of said Land Lot. From said POINT OF BEGINNING, running thence South 88 degrees, 45 minutes, 50 seconds East, 335.95 feet to a point located on the westerly right of way of Georgia Highway 5 (100 foot right of way); thence continuing along the westerly right of way of Georgia Highway 5 South 14 degrees, 16 minutes, 20 seconds West, 367.95 feet to an iron pin; running thence North 77 degrees, 20 minutes, 40 seconds West, 260.90 feet to an iron pin located on the West line of Land Lot 520; running thence North 01 degrees, 47 minutes, 50 seconds East, 192.15 feet to an iron pin; running thence North 02 degrees, 03 minutes, 15 seconds East, 14.40 feet to an iron pin; running thence North 01 degrees, 38 minutes, 00 seconds East, a distance of 100.30 feet to an iron pin and the POINT OF BEGINNING.

AND

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 519 of the 15th District, 2nd Section, Cherokee County, Georgia and being shown on a survey prepared for Brenda Davis and Jerry Ashe, survey being prepared by Adams-Simms & Associates, Inc., dated January 17, 1997, being 1.36 acres and being more particularly described as follows:

BEGINNING at an iron pin located at the Northeast corner of Land Lot 519; thence along the original East line South 01 degrees, 38 minutes, 00 seconds West 299.80 to an iron pin; thence continuing along said line South 02 degrees, 03 minutes, 15 seconds West 14.40 feet to an iron pin axis; thence leaving said line South 89 degrees, 20 minutes 00 seconds West, 79.45 feet to a point located on the Northeast right of way of Rabbit Hill Road with a variable right of way; thence along said right of way North 35 degrees, 37 minutes, 45 seconds, 75.35 feet to a right of way monument; running thence North 39

Rec: \$18.00 TRANSFER TAX \$680.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

degrees, 42 minutes, 05 seconds West, 149.65 feet to a right of way monument; running thence North 17 degrees, 21 minutes, 05 seconds West, 73.20 feet to a right of way monument; running thence North 15 degrees, 27 minutes, 10 seconds East to the North line of said Land Lot 519 70.65 feet to an iron pin; thence North 89 degrees, 50 minutes, 40 seconds East, along the North Land Lot line 231 feet to an iron pin and the POINT OF BEGINNING.

COPY

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes and special assessments for the year 2018 and subsequent years, which are not yet due and payable.
2. Easement in favor of Cobb Electric Membership Corporation from James A. Evans, dated December 12, 1983, recorded May 14, 1984 in Book 398, Page 370, Cherokee County, Georgia.
3. Department of Transportation Right of Way Deed for Limited Access, dated September 18, 1979, recorded November 2, 1979 in Book 275, Page 17, aforesaid records.
4. All matters which a current, accurate survey of the Property would disclose.

COPY

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2018-003884

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Gani	FIRST NAME Karim & Ayisha	MIDDLE	Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 2350 Monte Villa Courts			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$680,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30062 USA		DATE OF SALE 4/19/2018	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Gracie Development, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5034 Sirron Court			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$680,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Dunwoody, GA 30338 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$680.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))				
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N15090;15N15010A;15N15059	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT
SUB LOT & BLOCK				
SECTION E - RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None