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DATE: 12/30/2019
TIME: 10:33 AM
DEED BOOK: 04158
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RECORDING FEES: \$16.00
TRANSFER TAX: \$83.30
PARTICIPANT ID: 7339863107,7067927936
CLERK: Sheila Butler
Paulding County, GA
PT61: 1102019009007

(Above Reserved for Recording)

After recording return to:

McMichael & Gray, PC
2055 N. Brown Rd, Suite 250
Lawrenceville, GA 30043
CONST-191307

LIMITED WARRANTY DEED

This Limited Warranty Deed is dated this 19th day of December, 2019, and is signed by **ADAM FARR ("Grantor")**, in favor of **GEOSAM CAPITAL US (GEORGIA), LLC ("Grantee")**.

For and in consideration of \$10.00 and other good and valuable consideration, the receipt, adequacy, and sufficiency of which Grantor acknowledges, Grantor hereby grants, bargains, sells, remises, releases, aliens, conveys, and confirms unto Grantee, the land in Paulding County, Georgia, that is described in **Exhibit A** to this deed, together with all tenements, hereditaments, easements, rights of way, and appurtenant rights including, without limitation, any portion of the land that is within the right of way of any publicly dedicated street, roadway or alleyway, and together with all improvements, structures, and fixtures on or attached to the land (collectively, the **"Property"**).

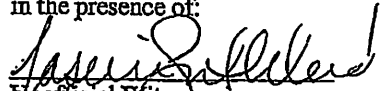
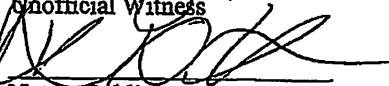
TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, subject to the matters described in **Exhibit B** to this deed, forever IN FEE SIMPLE FOREVER.

AND Grantor agrees to warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons who claim by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year set forth above.

GRANTOR:

Signed, sealed and delivered
this 19th day of December, 2019
in the presence of:


Unofficial Witness

Notary Public

By: 
ADAM FARR

[NOTARIAL SEAL]

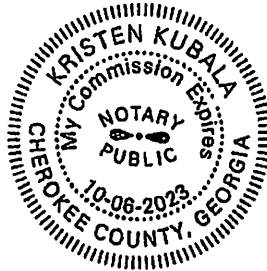


EXHIBIT "A"

LEGAL DESCRIPTION

All that lot, tract or parcel of land lying and being in Land Lot 495 of the 2nd District, 3rd Section of Paulding County, Georgia:

BEGINNING at an iron pin at the common intersection of Land Lots 442, 443, 494 and 49S of said district and section, thence running southerly along the eastern land lot line of Land Lot 495 bearing South 00 degrees 36 minutes 25 seconds West a distance of 474.84 feet to an iron pin; thence turning and running North 74 degrees 36 minutes 27 seconds West a distance of 863.15 feet to an iron pin on the eastern right-of-way of Cole Lake Road (a 60 foot right-of-way); thence running northerly along said right-of-way bearing North 22 degrees 11 minutes 7 seconds East a distance of 33.07 feet to a point; thence running northeasterly in an arc along said right-of-way a distance of 221.19 feet to a point (said arc being subtended by a chord line running North 30 degrees 42 minutes 50 seconds East a distance of 220.72 feet); thence continuing along said right-of-way bearing North 45 degrees 57 minutes 5 seconds East a distance of 56.12 feet to an iron pin; thence turning and running along the northern land lot line of Land Lot 495 bearing South 88 degrees 49 minutes 56 seconds East a distance of 671.80 feet to an iron pin at the northeast corner of Land Lot 495 and the TRUE POINT OF BEGINNING.

Said tract consisting of 6.654 acres, more or less, and being "Tract 1" upon a plat of survey dated December 15, 2008, for Tim Thomason by Clayroot Land Surveys, Jon R. Tripcony, GRLS #2267, and a copy of which is attached as Exhibit C to the Amended Complaint for Partition Civil Action File No. 08-CV-07179 in the Superior Court of Paulding County, Georgia, which plat is incorporated herein by reference.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2020 and subsequent years, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of city or county taxes.
2. The engineering calculations in computing the exact amount of acreage contained in the subject property.
3. Riparian rights incident to the premises.