

BK 12240PG008

Return Recorded Document to:
EQUIDEM MANAGEMENT, LLC
2974 LOOKOUT PLACE NE
ATLANTA GA 30305
PROPERTY: 106 S MAIN ST
JONESBORO, GA 30236,
TAX ID 13241 0-0003

FILED
CLAYTON COUNTY, GA

2020 DEC -3 PM 1:46

JACQUILINE D. WILLS
CLERK SUPERIOR COURT

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$ 0
Date 12-3-2020
JACQUILINE D. WILLS
Clerk, Superior Court

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

NO TITLE SEARCH

THIS INDENTURE, Made this the 10th day of November 2020 between EQUIDEM MANAGEMENT, LLC as party or parties of the first part, hereinafter called Grantor, and CASA FACIL, LLC as party or parties of the second part, hereinafter called Grantee (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for an in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, and forever CONVEY unto the said Grantee:

PROPERTY LOCATED AT 106 S MAIN ST JONESBORO, GA 30236, CLAYTON COUNTY, GEORGIA RECORDS. FOR A MORE COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF BY 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 party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

Signed, sealed and delivered in the presence of:

(Unofficial witness)

EQUIDEM MANAGEMENT, LLC

(SEAL)

BY: Carlos Salas

TITLE: President

(Notary Public)



BK 12240PG009

EXHIBIT "A"

TRACT 1.

All that tract or parcel of land lying and being in Land Lot 241 of the 13th District of Clayton County, City of Jonesboro, Georgia, being the First Floor of a 2-story brick store building occupied by Rogers Store at one time, in 1934, later occupied as Montgomery Panny-Profit Store on the West side of Main Street, and being located on premises 30 foot North and South and 100 feet East and West, said property is being bounded as follows: On the North by a 1/2 interest in the brick wall of the building formerly known as Wiggins Grocery, formerly owned by A. A. Camp; East by Main Street; South by a building at one time known as the old Bank of Clayton County building; owned by Hialock at one time, and on the West by Broad Street. This being the same property acquired by Pearl and Rubie Reeves under the Will of Mrs. M. E. Reeve, and by deed dated September 19, 1934, and recorded in Deed Book 29, Page 159, Clayton County Deed Records.

TRACT 2.

All that tract or parcel of land lying and being in Land Lot 241 of the 13th District of Clayton County, City of Jonesboro, being on the West side of Main Street, being all of the upstairs over the Reeves Store Building (formerly known as the Smith building in Davis Block), being the floor space of about 65 feet by 23 feet; including the roof, walls, floors, sleepers, right to stairway and right to re-build privilege and being the same property described in a deed of June 12, 1935, recorded in Deed Book 29, Page 484, Clayton County Deed Records from O. J. Coogler to Pearl & Rubie Reeves, and the same property shown in the deed from A. H. Sterne to Pearl and Rubie Reeves dated September 26, 1934, recorded in Deed Book 29, Page 139, also being the same property conveyed from J. G. Evans on September 25, 1934, said property also being described in the following conveyances: Deed Book M, Page 423 & 424; Deed Book E, Page 522 & 523; Deed Book F, Page 105; Deed Book P, Page 225. Said property described in the first two tracts of this conveyance consists of the First and Second Floor of what is known as the South building of the Davis block located on the West side of Main Street in Jonesboro, Georgia.

TRACT 3.

All that tract or parcel of land lying and being in Land Lot 241 of the 13th District of Clayton County, City of Jonesboro, Georgia, being the upstairs and air space over the store building formerly owned by A. A. Camp, said building being known as the middle building of the Davis block, said store later being owned by D. H. Dickson, and which was formerly occupied at one time by Wiggins Grocery Store, said building being bounded as follows: On the North by the building of A. V. and Wylene McKibben, formerly owned by J. G. Evans and occupied by Georgia Power Company Store, on the West by Broad Street; on the South by a 2-story building formerly owned by Pearl & Rubie Reeves and occupied for many years by Rogers Store; on the East by Main Street; this property being conveyed being the same property rights conveyed by a Quit-Claim Deed dated January 21, 1920, recorded in Deed Book Q, Page 468, Clayton County Deed Records, the grantor in that deed being A. A. Camp and the grantees being J. G. Evans and H. C. Evans composing the firm of Evans Brothers.



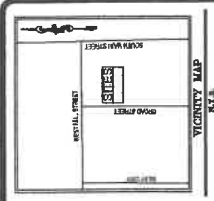
AS-BUILT BOUNDARY SURVEY FOR:
MASANI CONSTRUCTION, LLC
TAX PARCEL ID 13241D C003
CITY OF JONESBORO
CLAYTON COUNTY, GEORGIA

REVISIONS

DATE: 6-20-2023
BY: J. MASANI
FILE NUMBER: 20-237
DRAWN BY: J. MASANI
REVIEWED BY: J. MASANI
FIELD DATE: 6-20-2023



SHEET NUMBER
1 of 1



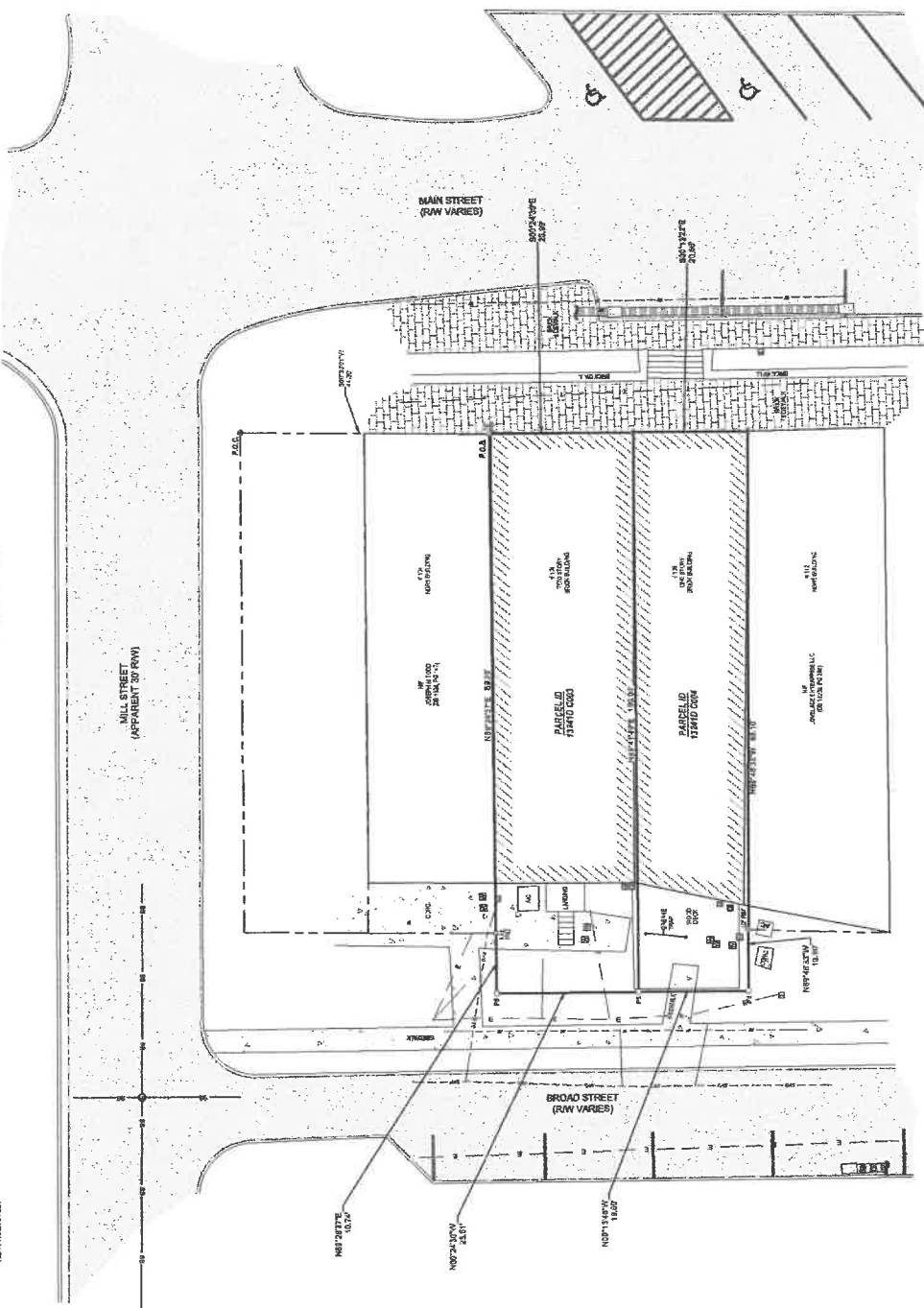
ADJACENT PARCELS
AREA: 2,023 sq. ft.
0.05 acres

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CITY OF JONESBORO
CLAYTON COUNTY, GEORGIA

CURRENT ZONING
ZONED IN CITY OF JONESBORO DISTRICT
MAY VARY ADJACENT TO PUBLIC STREET
FRONT YARD STREET
SIDE YARD STREET
REAR YARD STREET

LEGEND
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING:
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING:
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SURVEYOR CERTIFICATION
I, J. MASANI, A PROFESSIONAL SURVEYOR, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE FOLLOWING:
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING:
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SURVEY NOTES
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FOLLOWING:
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