

EXHIBIT "A"

BK 49802 PG 0160

ALL THAT TRACT or parcel of land lying and being in Land Lot 12 of the 7th District of Gwinnett County, Georgia, in the City of Lawrenceville, containing 1.08 Acres, more or less, according to plat of survey for West End Enterprises, Inc. prepared by Georgia Land Surveying Co., Inc. (Josh L. Lewis, III, Georgia Registered Land Surveyor No. 1751), dated November 12, 2004, and more particularly described as follows:

BEGINNING at a 1/2-inch rebar set at the point of intersection of the northeasterly side of Reynolds Road with the southeasterly side of Wimberly Way, and run thence along the southeasterly side of Wimberly Way North 61 degrees 02 minutes 25 seconds East a distance of 196.29 feet to a 1/2-inch rebar set at the northwest corner of property now or formerly owned by McGee; run thence South 25 degrees 30 minutes 14 seconds East along said McGee property a distance of 274.67 feet to a 1/2-inch rod located on the northwesterly side of Reynolds Road; run thence South 55 degrees 53 minutes 36 seconds West along the northwesterly side of Reynolds Road a distance of 98.41 feet to a nail set on the northeasterly side of Reynolds Road; run thence North 32 degrees 57 minutes 20 seconds West along the northeasterly side of Reynolds Road a distance of 44.42 feet to a 1/2-inch rebar set on the northerly side of Reynolds Road; run thence northwesterly along the northeasterly side of Reynolds Road an arc distance of 147.96 feet to a 1/2-inch rebar set, said arc having a radius of 139.20 feet and a chord bearing and distance of North 64 degrees 34 minutes 15 seconds West 141.09 feet; run thence North 40 degrees 17 minutes 21 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 28.63 feet to a 1/2-inch rebar set; run thence North 24 degrees 27 minutes 26 seconds West and continuing along the northeasterly side of Reynolds Road a distance of 96.29 feet to the 1/2-inch rebar set at the point of beginning.

LESS AND EXCEPT any portion of the above described property lying within the existing easements or rights-of-way of Reynolds Road and Wimberly Way.

378 Reynolds Rd.

DEED B: 58291 P: 00620

01/20/2021 11:16 AM Pgs: 2 Fees: \$25.00

TTax: \$7.80

Tiana P Garner, Clerk of Superior Court

Gwinnett County, GA

PT-61 #: 0672021001662

Robert McGee

378 Reynolds Road 836 Camp Perim Rd
Lawrenceville, Georgia 30043 Lawrenceville GA 30043

STATE OF GEORGIA ss
COUNTY OF GWINNETT ss

This Quit Claim Deed, executed between, REGGIE EUGENE MCGEE, whose address is 2 Park Street, Fayetteville, Georgia 37334, party of the first part, hereinafter referred to as "GRANTOR", and ROBERT MCGEE, party of the second part, hereinafter referred to as "GRANTEE", the words "GRANTOR" and "GRANTEE" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH, that the GRANTOR, with love and affection, and in consideration of the sum of one dollar and other good and valuable consideration, cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said GRANTEE, all the rights, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

An interest of the Grantor herein in and to the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12 of the 7th Land District, Gwinnett County, Georgia, containing 1.04 acres according to a plat of survey for Mrs. M. O. McGee prepared by S. R. Fields, Registered Land Surveyor No. 739, dated November 11, 1981, revised March 30, 1982, and revised August 12, 1982, said plat being recorded in Plat Book 19, Page 88, Gwinnett County, Georgia Records and incorporated herein by referenced as a part of this description.

The above property is the same tract described in a Warrant Deed from Mrs. M. O. McGee et al to Paul McGee dated September 20, 1982, recorded in Deed Book 2448, Page 469, Gwinnett County Records, and includes a parcel previously conveyed from M. O. McGee to Paul S. McGee by Warranty Deed dated August 5, 1961, recorded in Deed Book 170, Page 354, Gwinnett County Records.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behalf of the said GRANTEE so that neither GRANTOR nor any other person claiming under this claim shall, at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

RD.M

Page 1 of 2

REM

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

396 Reynolds Rd.

8K49109PG0908

FILED & RECORDED
CLERK SUPERIOR COURT
WINNETT COUNTY, GA.
2008 OCT -8 AM 10:40
TOM LAWLER, CLERK
311373

27155

Brown & Katz, P.C.
4320 Suwanee Dam Rd#1500
Suwanee, GA 30024

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF GWINNETT

This Indenture made this 6th day of October, in the year Two Thousand Eight, between DALONE CHOUMMANIVONG and ARIDA SYLAPHETH, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DALONE CHOUMMANIVONG and ARIDA SYLAPHETH and KHONG SAVANH SILAPHETH, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 12 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 1.03 ACRES ACCORDING TO A PLAT OF SURVEY PREPARED FOR MRS. M.O. MCCREY BY S.R. FIELDS, REGISTERED LAND SURVEYOR, NO. 739, DATED NOVEMBER 11, 1981, REVISED MARCH 30, 1982, AND REVISED AUGUST 12, 1982, SAID PLAT BEING RECORDED AT PLAT BOOK 19, PAGE 68, GWINNETT COUNTY, GEORGIA RECORDS AND INCORPORATED HEREIN BY REFERENCE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD 207 FEET SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD WITH THE NORTHEASTERLY RIGHT-OF-WAY OF A PRIVATE DRIVE; THENCE SOUTH 58 DEGREES 15 MINUTES 25 SECONDS WEST, 179.17 FEET ALONG THE NORTHWESTERLY RIGHT-OF-WAY OF REYNOLDS ROAD TO A POINT; THENCE NORTH 26 DEGREES 37 MINUTES 26 SECONDS WEST, 261.5 FEET TO A POINT; THENCE NORTH 62 DEGREES 22 MINUTES 35 SECONDS EAST, 175.0 FEET TO A POINT; THENCE SOUTH 27 DEGREES 25 MINUTES 40 SECONDS EAST, 248.14 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

David Leonard
Witness

Notary Public
My commission expires:



DALONE CHOUMMANIVONG (Seal)

ARIDA SYLAPHETH (Seal)

0100482 (Seal)

10

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

408 Reynolds Rd.

John E. Russell
File No. L-3790

BK11013 PG0092

EXHIBIT "A"

WARRANTY DEED

All that tract or parcel of land lying and being in Land Lot 12 of the 7th District, Gwinnett County, Georgia, containing 1.0398 acres according to a plat of survey prepared by M. V. Ingram Enterprises, Inc., Registered Surveyors, dated August 30, 1994, and being more particularly described as follows:

BEGINNING at an iron pin found on the northwesterly right of way of Reynolds Road, said point being 20.10 feet South 63 degrees 35 minutes 48 seconds West, as measured from the intersection of the northwesterly right of way of said Reynolds Road and an iron pin found on the northwesterly margin of a private road; thence South 56 degrees 08 minutes 49 seconds West, 187.00 feet along the northwesterly right of way of Reynolds Road to an iron pin found; thence North 29 degrees 31 minutes 44 seconds West, 248.67 feet to an iron pin found; thence North 60 degrees 16 minutes 30 seconds East, 188.00 feet along the right of way, or margin, of a private road, to an iron pin found; thence South 29 degrees 09 minutes 21 seconds East, 235.22 feet to an iron pin found and the point of beginning.

J.B.M.

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

365 Reynolds Rd.

DEED B: 60445 P: 00087
02/21/2023 09:37 AM Pgs: 1 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023003330
ERECORDED
eFile Participant IDs: 1865620565,

Return to:
Hurley Elder Care Law
2727 Paces Ferry Road SE
Building I Suite 100
Atlanta, GA 30339

Deed Preparation Only

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made as of the 20th day of February, 2023, between

BILLY RAY ILER A/K/A/ BILLY ILER,

of the County of Gwinnett and the State of GEORGIA, as party of the first part, hereinafter called Grantor, and

LOUISE ILER,

of the County of Gwinnett and the State of GEORGIA, as party 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 one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

TRACT VI

All that tract or parcel of land lying and being in Land Lot No. 12 of the 7th Land District of Gwinnett County, Georgia, and containing 0.90 acres as per plat made by Higginbotham and James, Surveyors on November 17, 1963 and said land is described as follows:

BEGINNING at a point in the center line of Reynolds Road and said point of beginning being 962.4 feet northeast from the center line of Ga. Highway No. 20 and 124; thence North 54 degrees 05 minutes 200 feet to a point; thence South 23 degrees 05 minutes East 200 feet to a corner; thence South 54 degrees 05 minutes West 200 feet to an iron pin corner; thence North 23 degrees 05 minutes West 200 feet to the point of beginning.

Less and except the property awarded to the Department of Transportation per Declaration of Taking recorded in Deed Book 52742, Page 469, Gwinnett County, Georgia records.

Address: 365 Reynolds Road
Reynolds, GA 31076

Tax Parcel Number: R7012-035

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

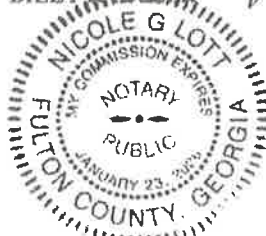
Signed, sealed and delivered
in the presence of:

Mary Ann Smith
(Unofficial witness)

Billy Ray Iler
BILLY RAY ILER
ATF

Nicole G. Lott
Nicole G. Lott (Notary Public)

My commission expires: January 23, 2026



RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

7012 026A Deed.

DEED B: 60445 P: 00088
02/21/2023 09:37 AM Pgs: 2 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672023003331
ERECORDED
eFile Participant IDs: 1866620566,

Return to:
Hurley Elder Care Law
2727 Paces Ferry Road SE
Building I Suite 100
Atlanta, GA 30339
Deed Preparation Only

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made as of the 20th day of February, 2023, between

BILLY RAY ILER A/K/A/ BILLY ILER,

of the County of Gwinnett and the State of GEORGIA, as party of the first part, hereinafter called Grantor, and

LOUISE ILER,

of the County of Gwinnett and the State of GEORGIA, as party 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 one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

TRACT II

All that tract or parcel of land lying and being in Land Lot No. 12 of the 7th Land District of Gwinnett County, Georgia and containing 0.336 acres as per plat made by Higginbotham and James, Surveyors on December 10, 1962 and said land is described as follows:

BEGINNING at a point in the center of Reynolds Road and said point of beginning being 1162.1 feet Northeast from the center line of Georgia Highway No. 20 and 124; thence North 54 degrees 05 minutes East 100 feet to a point; thence South 23 degrees 05 minutes East 100 feet to a point; thence South 23 degrees 05 minutes East to an iron pin corner; thence South 54 degrees 05 minutes West 100 feet to an iron pin corner; thence North 23 degrees 05 minutes 150 feet to the point of beginning.

TRACT IV

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia and being shown on a plat for O. W. Reynolds Estate prepared on June 19, 1972 by S. R. Fields, Registered Land Surveyor, said plat being incorporated herein by reference and said property being more particularly described as follows:

TO ESTABLISH THE BEGINNING POINT: From the intersection formed by the center line of Ga. Hwy. 20 and the center line of Reynolds Road proceed North 53 degrees 56 minutes East a distance of 1,057.4 feet along the center line of Reynolds Road to a point between properties of Leon Sailors and Randall and Mary Alice Sailors; thence South 23 degrees 14 minutes East a distance of 150 feet between property of Leon Sailors and Randall Sailors and Mary Alice Sailors, this being the point of beginning; thence South 23 degrees 14 minutes East 50.0 feet to the right of way of Ga. Highway 316; thence in a southeasterly direction 110 feet, more or less, along the right of way of Ga. Hwy. 316 to the West property line of O. W. Reynolds Estate; thence North 23 degrees 14 minutes West 100.0 feet more or less; thence South 53 degrees 56 minutes West 100 feet to the point of beginning.

Less and except the property awarded to the Department of Transportation per Declaration of Taking recorded in Deed Book 52742, Page 469, Gwinnett County, Georgia records.

Address: Reynolds Road
Reynolds, GA 31076

Tax Parcel Number: R7012-026A

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

441 Reynolds Rd.

DEED B: 60144 P: 00260
08/16/2022 09:11 AM Pgs: 2 Fees: \$25.00
TTax: \$0.00
Tiana P. Garner, Clerk of Superior Court
Gwinnett County, GA
PT-81 #: 0672022026022
ERECORDED
eFile Participant IDs: 1865620565,

After Recording Return To:
Hurley Elder Care Law
100 Galleria Parkway, Suite 650
Atlanta, Georgia 30339

Deed Preparation Only

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 10th day of August, 2022, between

BILLY RAY ILER A/K/A BILLY ILER A/K/A BILLY ILLER,

of the County of Gwinnett, and State of Georgia, as Party of the first part, hereinafter called Grantor, and

LOUISE ILER,

of the County of Gwinnett, and State of Georgia as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) 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, have granted, bargained, sold, alienated, conveyed, and confirmed, and by these presents does grant bargain, sell, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia, and being shown on a survey for the O. W. Reynolds Estate as a tract containing 0.39 acres, said plat being prepared on June 19, 1972, and revised on July 19, 1974, by S. R. Fields, Registered Land Surveyor of Gwinnett County, Georgia, and said plat being incorporated herein by reference and said property being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the center line of Reynolds Road, with the center line of Highway 20; thence Northeasterly along the center line of the said Reynolds Road, 569.6 feet to a point; thence North 53 degrees 56 minutes East along the center line of the said Reynolds Road 692.8 feet to a point and the TRUE POINT OF BEGINNING; thence South 23 degrees 41 minutes East along the line of property now or formerly owned by Sailors, 150.0 feet to a point; thence North 52 degrees 55 minutes East along the line of property now or formerly owned by O. W. Reynolds Estate, 127.0 feet to a point; thence North 31 degrees 18 minutes West along the line of property now or formerly owned by Harry Braselton, 144.5 feet to a point in the center line of the said Reynolds Road; thence South 53 degrees 56 minutes West along the center line of the said Reynolds Road, 105.9 feet to the TRUE POINT OF BEGINNING.

TOGETHER WITH:

All that tract or parcel of land lying and being situate in Land Lot 12 of the 7th Land District of Gwinnett County, Georgia and being shown as 1.0 acre owned by O. W. Reynolds Estate as shown on a plat for O. W. Reynolds Estate prepared on June 19, 1972 by S. R. Fields, Registered Land Surveyor of Gwinnett County, Georgia, said plat being incorporated herein by reference and said property being more particularly described as follows:

RZC2024-00055
RECEIVED: MAY 3 2024
PLANNING AND DEVELOPMENT DEPARTMENT

BEGINNING at a point in the center of Reynolds Road, 1,262.4 feet North 53 degrees 56 minutes East from the intersection formed by the center of said Reynolds Road with the center of Highway #20 as measured along the center line of said Reynolds Road, thence South 23 degrees 14 minutes East 150 feet to the true point of beginning; thence continuing South 23 degrees 14 minutes East 192 feet to a point; thence North 56 degrees 41 minutes East 153.6 feet to a point; thence North 31 degrees 18 minutes West 197.5 feet to a point; thence South 52 degrees 55 minutes West 127 feet to the true point of beginning.

LESS AND EXCEPT all that tract or parcel of land conveyed by Deed Book 52742, Page 485 and part of Docket No. 10A-10329, Gwinnett County, Georgia records.

Property address: 441 Reynolds Road
Lawrenceville, Georgia 30043

Parcel ID: R7012-049

This property is conveyed subject to all restrictions and easements of record, if any.


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.

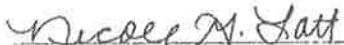
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under said Grantor.

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:

Unofficial Witness

 (SEAL)
BILLY RAY HLER


Nicole G. Lott, Notary Public
My Commission expires January 23, 2026
[Notary Seal]



ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 12 of the 7th District, Gwinnett County, Georgia, being more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING, commence at the intersection of the centerline of Georgia Highway No. 20, with the centerline of Georgia Highway No. 316, proceed thence North 76 degrees 54 minutes 11 seconds East a distance of 1,351.26 feet to a point; proceed thence North 27 degrees 04 minutes 36 seconds West a distance of 218.10 feet to a point on the northerly Right-Of-Way line of Georgia Highway No. 316, which represents the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, proceed thence North 27 degrees 04 minutes 36 seconds West a distance of 319.60 feet to a point on the southerly Right-Of-Way line of Reynolds Road (30-foot Right-Of-Way); proceed thence along the southerly Right-Of-Way line of Reynolds Road, North 55 degrees 50 minutes 49 seconds East a distance of 115.60 feet to a point; leaving said Right-Of-Way line, proceed thence South 32 degrees 16 minutes 56 seconds East a distance of 390.84 feet to a point on the northerly Right-Of-Way line of Georgia Highway No. 316; thence along said Right-Of-Way line of Georgia Highway No. 316, proceed South 80 degrees 05 minutes 01 seconds West a distance of 29.92 feet to a point; continuing along said Right-Of-Way line, proceed thence in a generally southwesterly direction an arc distance of 130.23 feet to a point; said arc having a radius of 1293.44 feet and being subtended by a chord length of 130.17 feet bearing South 83 degrees 42 minutes 06 seconds West, said point representing the TRUE POINT OF BEGINNING.

Said tract shown as containing 1.075 acres on a plat of survey dated October 31, 1985, prepared by S. R. Fields & Son, which plat is incorporated herein by reference as a part of this description.

EXHIBIT "A"