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Recorded 11/16/2017 04:09PM Deed
KATHY K. TROST Doc: WD
WALTON COUNTY CLERK OF COURT
Georgia Transfer Tax Paid : \$217.50
Bk 04154 Pg 0394-0395

Record and Return to:
Lueder, Larkin & Hunter, LLC
* 143 Lee Byrd Road
Loganville, GA 30052
File No.: GA-LG-17-0775-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, made this 13th day of November, 2017, between

GLENN HUSTON AND SANDRA G. HUSTON

as party or parties of the first part, hereinafter called Grantor, and

M & C INVESTMENTS, LLC

as party or parties 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 TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 186 of the 4th District, City of Loganville, Buncombe G.M.D. 417, Walton County, Georgia, being more particularly described as follows: Beginning at an iron pin found on the northwesterly side of the right of way of C.S. Floyd Street, AKA C.S. Floyd Road, (50-foot right of way) 215.00 feet northeasterly as measured along the northwesterly side of the right of way of C.S. Floyd Street from the intersection of the northwesterly side of the right of way of C.S. Floyd Street and the centerline of Covington Street, if the northwesterly side of the right of way of C.S. Floyd Street was extended in a southwesterly direction to intersect with the centerline of Covington Street; leaving the northwesterly side of the right of way of C.S. Floyd Street and running thence north 35 degrees 10 minutes 05 seconds west 207.34 feet to an iron pin found; running thence south 50 degrees 29 minutes 55 seconds west 84.18 feet to an iron pin found; thence north 31 degrees 19 minutes 30 seconds west, 312.18 feet to a point; running thence north 50 degrees 17 minutes 12 seconds east 129.73 feet to an iron pin found on the southwesterly side of a 10-foot alley; running thence along the southwesterly side of a 10-foot alley south 30 degrees 20 minutes 00 seconds east 313.49 feet to an iron pin found; running thence south 32 degrees 25 minutes 18 seconds east 208.00 feet to an iron pin found on the northwesterly side of the right of way of C.S. Floyd Street; running thence along said right of way south 49

degrees 50 minutes 00 seconds west 30.0 feet to the iron pin found at the point of beginning, said property contain 1.068 acres as shown on individual survey prepared for Jonathan W. Scott and Teresa Scott by Kenneth C. Seams, Georgia RLS No. 1783, dated June 8, 1992, which reference is made for the purpose of incorporating the same a part hereof for a more complete description of said property.

Subject to all easements and restrictions of record.

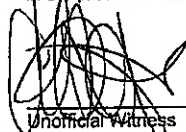
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

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

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

Signed, sealed and delivered
in the presence of:

GRANTOR:


Unofficial Witness


Glenn Huston (SEAL)

Notary Public
My Commission Expires:
[Notary Seal]


Sandra G. Huston (SEAL)

