

Georgia Transfer Tax Paid : \$497.80
MELISSA B. HOLBROOK 0592020000182
Clerk Superior Court, FRANKLIN County, Ga.
Bk **01381** Pg **0088-0093**

AFTER RECORDING, RETURN TO:

Matt S. Smith, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, GA 30097
File #21797.70102 MT

Parcel ID: 028 074E and 028 074B

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 20th day of February, 2020, between

NT'S FARM, LLC, a Georgia limited liability company

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

EGGS IN A BASKET FARM LLC, a Georgia limited liability company

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 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract or parcel of land lying and being in the 264th District, G.M. of Franklin County, Georgia, as more particularly described in Exhibit "A" attached hereto and by reference made a part hereof.

Said property is conveyed subject to the permitted title exceptions as described on Exhibit "B" attached hereto and by reference made a part hereof.

000083

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 Grantor and all others claiming by, through or under Grantor.

[SIGNATURES ON FOLLOWING PAGE]

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

GRANTOR:

NT'S FARM, LLC,
a Georgia limited liability company

Signed, sealed and delivered in
the presence of:

Melissa Fisk
Unofficial Witness

By: *[Signature]* (SEAL)
Thao Nguyen, Manager

[Signature]
Notary Public

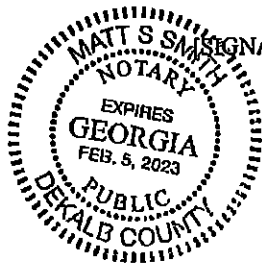
[NOTARY SEAL]

Melissa Fisk
Unofficial Witness

By: *[Signature]* (SEAL)
Tuan Nguyen, Manager

Notary Public

[NOTARY SEAL]



[SIGNATURE PAGE TO LIMITED WARRANTY DEED]

EXHIBIT "A"LEGAL DESCRIPTION

Tract 1:

All that tract or parcel of land being in the 264th District, G.M. of Franklin County, Georgia and being more particularly described as follows:

Commencing At A Concrete Right-Of-Way Monument At The Intersection of Right-Of-Ways Of Interstate 85(Right-Of-Way Varies) and Old Stagecoach Road(100' Right-Of-Way); Thence Following The Right-Of-Way Of Interstate 85 South 47°32'50" West A Distance Of 682.73 Feet To A Point; Thence South 47°31'22" West A Distance Of 437.58 Feet To A Point Along The Northerly Right-Of-Way Of County Road (30' Right-Of-Way); Thence South 31°16'32" West A Distance Of 47.68 Feet To A Point Along The Southerly Right-Of-Way Of County Road (30' Right-Of-Way); Thence Following Said Right-Of-Way South 75°32'40" East A Distance Of 43.99 Feet To A Point; Thence South 56°57'24" East A Distance Of 83.87 Feet To A ½" Rebar Found Which Is The True Point Of Beginning; Beginning At A ½" Rebar Found Along The Right-Of-Way Of County Road; Thence Leaving Said Right-Of-Way South 49°26'19" West A Distance Of 488.09 Feet To A Point; Thence North 44°37'12" West A Distance Of 111.24 Feet To A Point; Thence North 45°22'47" East A Distance Of 131.18 Feet To A Point Along The Right-Of-Way Of Interstate 85; Thence Following Said Right-Of-Way South 46°45'49" East A Distance Of 31.63 Feet To A Point Along The Easterly Right-Of-Way County Road; Thence North 21°04'56" East A Distance Of 54.75 Feet To A Point Along The Easterly Right-Of-Way County Road; Thence Following Said Right-Of-Way North 34°15'20" East A Distance Of 77.11 Feet To A Point; Thence North 46°13'23" East A Distance Of 86.24 Feet To A Point; Thence North 53°53'47" East A Distance Of 77.00 Feet To A Point; Thence North 81°50'36" East A Distance Of 32.37 Feet To A Point; Thence South 75°32'40" East A Distance Of 43.99 Feet To A Point; Thence South 56°57'24" East A Distance Of 83.87 Feet To A Point; Which Is The Point Of Beginning.

Having An Area Of 58442.07 Square Feet, 1.342 Acres

TOGETHER WITH:

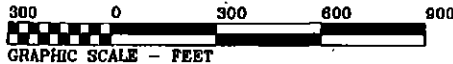
Tract 4:

All that tract or parcel of land being in the 264th District, G.M. of Franklin County, Georgia and being more particularly described as follows:

Commencing At A Concrete Right-Of-Way Monument At The Intersection of Right-Of-Ways Of Interstate 85(Right-Of-Way Varies) and Old Stagecoach Road(100' Right-Of-Way); Thence Following The Right-Of-Way Of Interstate 85 South 47°32'50" West A Distance Of 682.73 Feet To A Point; Thence South 47°31'22" West A Distance Of 437.58

Feet To A Point Along The Northerly Right-Of-Way Of County Road (30' Right-Of-Way); Thence South $31^{\circ}16'32''$ West A Distance Of 47.68 Feet To A Point Along The Southerly Right-Of-Way Of County Road (30' Right-Of-Way); Thence Following Said Right-Of-Way South $75^{\circ}32'40''$ East A Distance Of 43.99 Feet To A Point; Thence South $56^{\circ}57'24''$ East A Distance Of 83.87 Feet To A $\frac{1}{2}$ " Rebar Found Which Is The True Point Of Beginning; Beginning At A $\frac{1}{4}$ " Rebar Found Along The Right-Of-Way Of County Road; Thence Following Said Right-Of-Way South $51^{\circ}59'48''$ East A Distance Of 118.87 Feet To A Point; Thence South $50^{\circ}52'10''$ East A Distance Of 180.48 Feet To A Point; Thence South $50^{\circ}09'50''$ East A Distance Of 103.08 Feet To A Point; Thence Leaving Said Right-Of-Way South $41^{\circ}47'05''$ West A Distance Of 1575.87 Feet To A Point; Thence South $41^{\circ}47'05''$ West A Distance Of 18.01 Feet To A Point Along The Centerline Of Stephens Creek; Thence North $57^{\circ}33'24''$ West A Distance Of 90.47 Feet To A Point; Thence North $46^{\circ}25'02''$ West A Distance Of 53.51 Feet To A Point; Thence North $67^{\circ}11'05''$ West A Distance Of 54.90 Feet To A Point; Thence North $38^{\circ}51'08''$ West A Distance Of 86.23 Feet To A Point; Thence North $64^{\circ}40'33''$ West A Distance Of 108.28 Feet To A Point; Thence North $51^{\circ}17'16''$ West A Distance Of 312.98 Feet To A Point Along The Right-Of-Way Of Interstate 85; Thence Leaving The Centerline Of Stephens Creek And Following Interstate 85 North $49^{\circ}16'51''$ East A Distance Of 9.98 Feet To A Point; Thence North $49^{\circ}16'51''$ East A Distance Of 540.67 Feet To A Point; Thence North $42^{\circ}08'01''$ West A Distance Of 19.92 Feet To A Point; Thence North $47^{\circ}29'22''$ East A Distance Of 200.38 Feet To A Point; Thence South $41^{\circ}01'56''$ East A Distance Of 20.20 Feet To A Point; Thence North $45^{\circ}22'48''$ East A Distance Of 417.58 Feet To A Point; Thence Leaving Said Right-Of-Way South $44^{\circ}37'12''$ East A Distance Of 111.24 Feet To A Point; Thence North $49^{\circ}26'19''$ East A Distance Of 488.09 Feet To A Point Along The Right-Of-Way Of County Road; Which Is The Point Of Beginning,

Having An Area Of 924600.74 Square Feet, 21.226 Acres



THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
 THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A TOPOCON QPT 300SV.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22711 FEET AND AN ANGULAR ERROR OF 05 PER ANGLE POINT.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 146110 FEET.

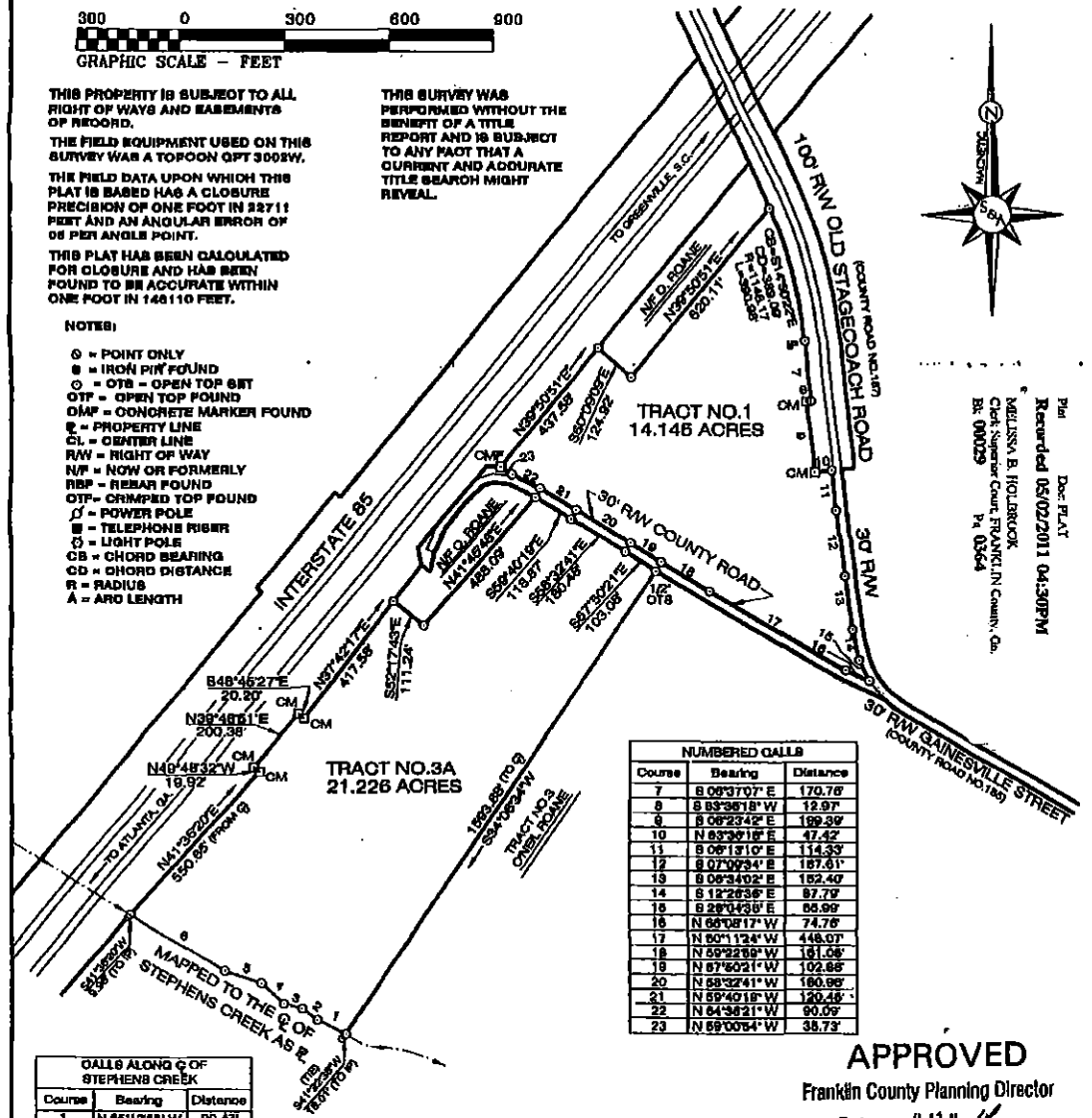
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACT THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.

NOTES:

- = POINT ONLY
- = IRON PIN FOUND
- = OTB - OPEN TOP BRT
- = OTP - OPEN TOP FOUND
- = CONCRETE MARKER FOUND
- = PROPERTY LINE
- CL = CENTER LINE
- R/W = RIGHT OF WAY
- N/P = NOW OR FORMERLY
- RSP = REMAIN FOUND
- OTF = CRIMPED TOP FOUND
- ⊙ = POWER POLE
- ⊙ = TELEPHONE RISER
- ⊙ = LIGHT POLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- R = RADIUS
- A = ARC LENGTH



Plat
 Recorded 05/02/2011 04:30PM
 Melissa B. Hollenbeck
 Clerk Superior Court, Franklin County, Ga.
 BK 00029 Pk 0364



Course	Bearing	Distance
7	S 06°37'07" E	170.78'
8	S 83°56'18" W	12.97'
9	S 06°23'42" E	199.39'
10	N 83°36'18" E	47.42'
11	S 06°13'10" E	114.33'
12	S 07°09'34" E	187.61'
13	S 06°34'02" E	182.40'
14	S 12°26'36" E	87.79'
15	S 28°04'38" E	86.99'
16	N 66°08'17" W	74.76'
17	N 90°11'24" W	448.07'
18	S 59°22'59" W	181.06'
19	N 57°50'21" W	102.86'
20	N 68°32'41" W	180.99'
21	N 69°40'18" W	120.45'
22	N 64°36'21" W	90.09'
23	N 69°00'64" W	35.73'

Course	Bearing	Distance
1	N 65°13'55" W	90.47'
2	N 84°06'33" W	83.61'
3	N 74°17'38" W	64.90'
4	N 48°31'39" W	86.23'
5	N 72°21'04" W	108.28'
6	N 66°57'49" W	312.98'

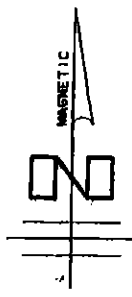
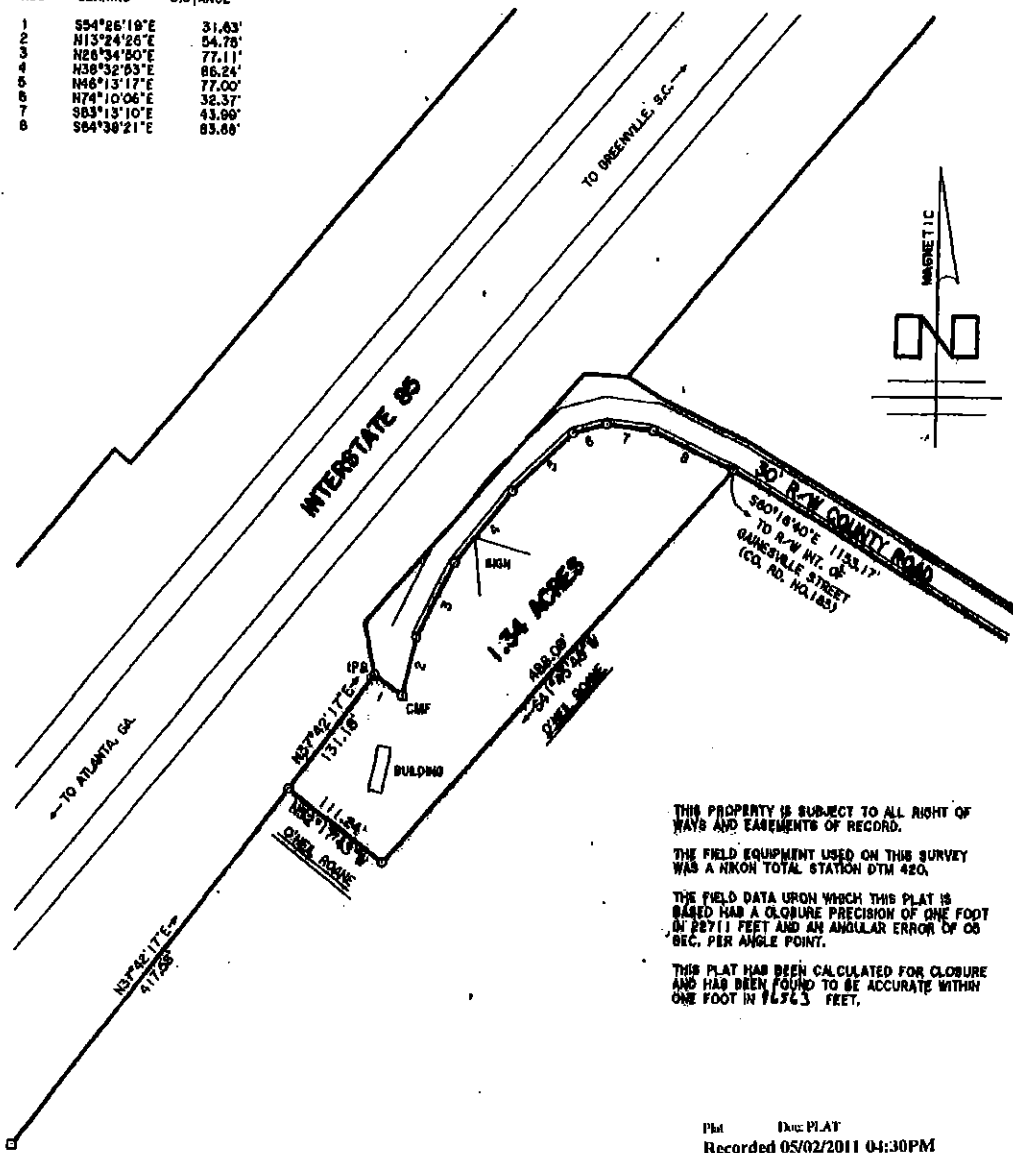
APPROVED
 Franklin County Planning Director
 Date 4.11.11

SURVEY FOR:
HALL ROANE

SURVEYED BY:
 SLATE AND ASSOCIATES, INC.
 G. BRIAN SLATE, PLS #2222
 P.O. BOX 48797
 ATHENS, GEORGIA 30604
 706-201-0988
 www.slatesurvey.com
 brian@slatesurvey.com

	35.371 ACRES	REVISIONS:	
	GMD: 264	DD: JO	
	COUNTY: FRANKLIN, GEORGIA	DRAWN BY: BS	
	SURVEYED: AUGUST 11, 2010	CHECKED BY: BS	
SCALE: 1" = 300'	JOB #: 4882	FILE #:	
IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.			
GEORGIA PROFESSIONAL LAND SURVEYOR, FILE #7269			

COURSE	BEARING	DISTANCE
1	S54°26'19"E	31.43'
2	N13°24'26"E	54.78'
3	N26°34'50"E	77.11'
4	N38°32'53"E	86.24'
5	N46°13'17"E	77.00'
6	N74°10'06"E	32.37'
7	S83°13'10"E	43.99'
8	S84°38'21"E	83.88'



THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

THE FIELD EQUIPMENT USED ON THIS SURVEY WAS A NIKON TOTAL STATION DTM 420.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION OF ONE FOOT IN 22711 FEET AND AN ANGULAR ERROR OF 05 SEC. PER ANGLE POINT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 16,563 FEET.

APPROVED
Franklin County Planning Director
Date 4.27.11

Plat Date: PLAT
Recorded 05/02/2011 04:30PM
MEI ISSA H. HUI BROOK
Clark Superior Court, FRANKLIN County, Ga
DK 00029 Plt 0362



- NOTES:
- IPS - IRON PIN SET
 - IPF - IRON PIN FOUND
 - CMF - CONCRETE MARKER FOUND
 - CMO - CONCRETE MARKER SET
 - PL - PROPERTY LINE
 - CL - CENTER LINE
 - TL - TRAVERSE LINE
 - R/W - RIGHT OF WAY

SURVEYED BY:
SLATE & ASSOC., INC.
B. BRIAN SLATE, RL020200
18310 AUGUSTA ROAD
LAVONIA, GA 30053
(706) 288-8200

SURVEY FOR O'NEAL PLATE

	1.34 ACRES	DIVISION	
	IN THE CITY OF	MARIETTA	
COUNTY OF		FRANKLIN COUNTY, GA	
<p style="text-align: center;">BRIAN SLATE, SURVEYOR</p>			

GEORGIA PROFESSIONAL LAND SURVEYOR, LICENSED