

Type: WD
Recorded: 12/3/2020 1:00:00 PM
Fee Amt: \$2,120.00 Page 1 of 6
Transfer Tax: \$2,095.00
Floyd County Superior Court
Barbara H. Penson Clerk

Participant ID(s): 8859860905,
7067927936

BK 2656 PG 394 - 399

After recording, return to:
Kevin T. Caiaccio, Esq.
CAIACCIO LAW FIRM LC
P.O. Box 422584
Atlanta, Georgia 30342

STATE OF GEORGIA
COUNTY OF _____

Tax Parcel Nos.

I14X 158

I14X 159

I13M 048

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 30 day of November, 2020 by and between **Augsburg Investments, LLC**, a Georgia limited liability company (herein referred to as "**Grantor**"), and **SCI Dutch Gardens MHP LLC**, a Georgia limited liability company (herein referred to as "**Grantee**").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of ten and NO/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which are hereby acknowledged, and pursuant to proper authority, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and its successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 163 & 198 of the 23rd District, 3rd Section, Floyd County, Georgia being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER WITH all fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members and appurtenances belonging or thereunto appertaining,

to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

AND EXCEPT for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed, sealed and delivered by its duly authorized officer on the date above written.

Signed, sealed and delivered in the presence of:

AUGSBURG INVESTMENTS, LLC.
a Georgia limited liability company

Lanny Wars
Unofficial Witness

By: *CE* (Seal)
Calvin Evans, Manager

Jeanita Strain
Notary Public

My commission expires: June 14, 2024

(Notary Seal)



EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 & 198, OF THE 23RD DISTRICT, 3RD SECTION, FLOYD COUNTY, GEORGIA AND BEING LOTS 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76 AND LOTS 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, ALTO HEIGHTS, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 2, PAGE 190, OF THE FLOYD COUNTY, GEORGIA RECORDS, WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TRACT TWO:

ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN FLOYD COUNTY, GEORGIA, AND BEING PART OF LOTS 77, 78, 79, 80, 81, 82, 83, 84, 85 AND 86A OF ALTO HEIGHTS SUBDIVISION, AS SHOWN ON A PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 190, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FLOYD COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST SIDE OF HILL ROAD, SAID PIN BEING LOCATED AT THE NORTHEAST CORNER OF SAID LOT 77; RUNNING THENCE SOUTH 14 DEGREES 29 MINUTES 36 SECONDS WEST, ALONG THE WEST SIDE OF HILL ROAD, 79.57 FEET TO A POINT; THENCE SOUTH 5 DEGREES 30 MINUTES 16 SECONDS WEST, ALONG THE WEST SIDE OF HILL ROAD, 256.21 FEET TO A POINT; THENCE SOUTH 9 DEGREES 1 MINUTE 25 SECONDS WEST, ALONG THE WEST SIDE OF HILL ROAD, 117.42 FEET TO AN IRON PIN LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 86A; THENCE NORTH 39 DEGREES 13 MINUTES WEST 86 FEET TO A POINT; THENCE NORTH 3 DEGREES 11 MINUTES 27 SECONDS WEST 220 FEET TO A POINT; THENCE SOUTH 79 DEGREES 45 MINUTES 53 SECONDS WEST 21 FEET TO A POINT; THENCE NORTH 5 DEGREES 59 MINUTES 39 SECONDS EAST 85.72 FEET TO A POINT; THENCE NORTH 83 DEGREES 45 MINUTES 20 SECONDS WEST 46.09 FEET TO A POINT; THENCE NORTH 2 DEGREES 29 MINUTES 5 SECONDS EAST 93.36 FEET TO THE NORTH LINE OF SAID LOT 77; THENCE SOUTH 84 DEGREES 22 MINUTES EAST 183.9 FEET TO THE BEGINNING POINT.



TRACT THREE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 163 & 198, OF THE 23RD DISTRICT, 3RD SECTION, FLOYD COUNTY, GEORGIA AND BEING LOTS 81, 82, 83, AND 84, ALTO HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 190, FLOYD COUNTY, GEORGIA RECORDS, WHICH PLAT BY REFERENCE IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND SITUATED IN LAND LOT 163 IN THE 4TH DISTRICT AND 4TH SECTION OF FLOYD COUNTY, GEORGIA, AND BEING PART OF LOTS 79, 80 AND 81 IN THE ALTO HEIGHTS SUBDIVISION A PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 190 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF FLOYD COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT AN IRON PIN ON THE NORTHEAST RIGHT OF WAY LINE OF BOLLEN DRIVE, 300 FEET SOUTHERLY FROM THE SOUTHEAST INTERSECTION OF BOLLEN DRIVE AND DRUMMOND DRIVE, SAID MEASUREMENT BEING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BOLLEN DRIVE; THENCE SOUTH 86 DEGREES 00 MINUTES EAST, ALONG THE SOUTH LINE OF LOT 78 A DISTANCE OF 200.0 FEET TO AN IRON PIN THENCE SOUTH 5 DEGREES 55 MINUTES WEST, 86.8 FEET TO AN IRON PIN THENCE SOUTH 75 DEGREES 38 MINUTES WEST, 143.35 FEET TO THE NORTHEAST LINE OF BOLLEN DRIVE; THENCE NORTH 20 DEGREES 50 MINUTES WEST, ALONG SAID NORTHEAST LINE OF BOLLEN DRIVE 145.34 FEET TO THE POINT OF BEGINNING. SAID LEGAL DESCRIPTION IS IN ACCORDANCE WITH A PLAT CERTIFIED TO BY JOHN L. STEWART, DATED MAY 22, 1974.

TRACT FOUR:

ALL THAT TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN LAND LOT 163 OF THE 4TH DISTRICT, 4TH SECTION, FLOYD COUNTY, GEORGIA AND BEING PARTS OF LOTS 85 AND 86A, ALTO HEIGHTS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 190, FLOYD COUNTY, GEORGIA RECORDS, EXCEPT THAT PORTION OF THOSE LOTS PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 860, PAGE 244, AFORESAID RECORDS. THIS PROPERTY BEING THE SAME. PROPERTY CONVEYED BY WARRANTY DEED FROM MICHAEL G. BOLLEN TO FRANCES JETER, DATED JUNE 21, 1994, RECORDED IN DEED BOOK 1260, PAGE 17, FLOYD COUNTY, GEORGIA RECORDS, WHICH DEED INCORRECTLY RECITED "LOT 86" RATHER



THAN "LOT 86A"; AND ALSO INCORRECTLY RECITED THE PAGE NUMBER OR THE EXCEPTED PROPERTY DEED AS "224" RATHER THAN "244".

A handwritten signature or set of initials, possibly "J.S.", written in black ink. The signature is somewhat stylized and appears to be written over a faint circular mark or stamp.

EXHIBIT B

PERMITTED EXCEPTIONS

- 1. All taxes and assessments for the year 2021 and subsequent years, not due and payable.**
- 2. Rights of tenants in possession under unrecorded leases as tenants only and the terms and conditions of any unrecorded leases.**
- 3. Survey by AEI Consultants/Blew & Associates, P.A., certified by Michael O. Cook, GRLS No. 002903 dated 2020, Job No. 428381, discloses encroachment of road along the east boundary.**