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RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
21R405.1

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made the 13th day of July, in the year Two Thousand Twenty-Three, between

**OGLESBY ROAD GROUP, LLC,
a Georgia limited liability company**

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

**LEWIS ROAD DEVELOPMENT, 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 OTHER VALUABLE CONSIDERATIONS AND TEN AND NO/100 DOLLARS (\$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 Land Lots 1024, 1049 and 1050 of the 19th District, 2nd Section, City of Powder Springs, Cobb County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this 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 Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter

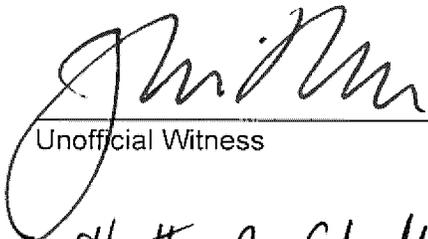
referred to as "Permitted Exceptions") set out in the attached Exhibit "B", attached hereto and made a part hereof by this reference.

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 CLAIMING BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE.

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

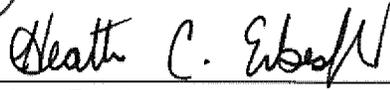
Signed, sealed and delivered in the presence of:

**OGLESBY ROAD GROUP, LLC,
a Georgia limited liability company**



Unofficial Witness

By:  (Seal)
Lindsey A. Tippins, Manager



Notary Public
MY COMMISSION EXPIRES: _____



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1024, 1049 AND 1050 OF THE 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA, CONTAINING 13.81 ACRES AS PER THAT CERTAIN ALTA/NSPS LAND TITLE BOUNDARY SURVEY FOR LEWIS ROAD DEVELOPMENT, LLC, SWOF TRATON LEWIS ROAD, LLC, PIEDMONT BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY MITCHELL SURVEYING & CONSULTING, LLC, BEARING THE SEAL AND CERTIFICATION OF CHARLES R. MITCHELL, GEORGIA REGISTERED LAND SURVEYOR NO. 3240 (JOB NO. 22083), DATED NOVEMBER 1, 2022, LAST REVISED JULY 10, 2023, THE BEARINGS OF WHICH ARE BASED ON STATE PLANE GRID SYSTEM (GEORGIA WEST ZONE). SAID SURVEY IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DELINEATION OF CAPTION PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF C.H. JAMES PARKWAY (VARIABLE R/W) AND THE COMMON LAND LOT LINE OF LAND LOTS 1024 AND 1025 OF SAID DISTRICT AND SECTION AND HAVING STATE PLANE COORDINATES OF N-1,399,108.88 AND E-2,137,741.84; THENCE FROM SAID POINT OF BEGINNING AND RUNNING ALONG SAID COMMON LAND LOT LINE OF LAND LOTS 1024 AND 1025 NORTH 00 DEGREES 24 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 83.59 FEET TO A POINT AND CORNER LOCATED AT THE CENTERLINE OF A CREEK; THENCE LEAVING SAID COMMON LAND LOT LINE AND RUNNING ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING 50 COURSES AND DISTANCES: SOUTH 75 DEGREES 38 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 13.71 FEET TO A POINT; THENCE NORTH 57 DEGREES 53 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 23.05 FEET TO A POINT; THENCE NORTH 81 DEGREES 49 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 17.31 FEET TO A POINT; THENCE SOUTH 51 DEGREES 50 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 15.84 FEET TO A POINT; THENCE SOUTH 85 DEGREES 35 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 23.13 FEET TO A POINT; THENCE SOUTH 60 DEGREES 36 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 2.88 FEET TO A POINT; THENCE NORTH 66 DEGREES 07 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 16.40 FEET TO A POINT; THENCE SOUTH 78 DEGREES 43 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 25.39 FEET TO A POINT; THENCE NORTH 46 DEGREES 14 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 2.45 FEET TO A POINT; THENCE NORTH 11 DEGREES 41 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 29.68 FEET TO A POINT; THENCE NORTH 79 DEGREES 36 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 13.79 FEET TO A POINT; THENCE SOUTH 33 DEGREES 18 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 13.67 FEET TO A POINT; THENCE SOUTH 77 DEGREES 35 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 31.05 FEET TO A POINT; THENCE NORTH 70 DEGREES 57 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 5.47 FEET TO A POINT; THENCE NORTH 12 DEGREES 59 MINUTES 47

SECONDS EAST FOR A DISTANCE OF 13.29 FEET TO A POINT; THENCE NORTH 63 DEGREES 42 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 17.67 FEET TO A POINT; THENCE SOUTH 68 DEGREES 45 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 24.74 FEET TO A POINT; THENCE SOUTH 14 DEGREES 19 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 37.21 FEET TO A POINT; THENCE SOUTH 58 DEGREES 52 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 24.31 FEET TO A POINT; THENCE SOUTH 20 DEGREES 05 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 13.27 FEET TO A POINT; THENCE SOUTH 34 DEGREES 22 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 25.73 FEET TO A POINT; THENCE SOUTH 13 DEGREES 30 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 21.80 FEET TO A POINT; THENCE SOUTH 27 DEGREES 02 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 30.64 FEET TO A POINT; THENCE NORTH 75 DEGREES 02 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 12.49 FEET TO A POINT; THENCE SOUTH 71 DEGREES 03 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 10.18 FEET TO A POINT; THENCE SOUTH 60 DEGREES 34 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 11.50 FEET TO A POINT; THENCE SOUTH 24 DEGREES 51 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 18.31 FEET TO A POINT; THENCE SOUTH 51 DEGREES 17 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 38.50 FEET TO A POINT; THENCE SOUTH 36 DEGREES 27 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 36.97 FEET TO A POINT; THENCE SOUTH 66 DEGREES 41 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 14.11 FEET TO A POINT; THENCE NORTH 48 DEGREES 35 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 23.02 FEET TO A POINT; THENCE SOUTH 56 DEGREES 55 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 33.06 FEET TO A POINT; THENCE SOUTH 07 DEGREES 25 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 34.69 FEET TO A POINT; THENCE NORTH 89 DEGREES 56 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 15.36 FEET TO A POINT; THENCE NORTH 49 DEGREES 20 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 20.41 FEET TO A POINT; THENCE SOUTH 63 DEGREES 05 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 31.04 FEET TO A POINT; THENCE SOUTH 12 DEGREES 00 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 37.67 FEET TO A POINT; THENCE SOUTH 36 DEGREES 43 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 23.18 FEET TO A POINT; THENCE SOUTH 71 DEGREES 44 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 58.52 FEET TO A POINT; THENCE NORTH 62 DEGREES 11 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 18.05 FEET TO A POINT; THENCE NORTH 42 DEGREES 11 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 12.01 FEET TO A POINT; THENCE NORTH 60 DEGREES 55 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 24.88 FEET TO A POINT; THENCE NORTH 26 DEGREES 01 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 6.17 FEET TO A POINT; THENCE NORTH 22 DEGREES 34 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 7.53 FEET TO A POINT; THENCE NORTH 74 DEGREES 15 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 16.87 FEET TO A POINT; THENCE NORTH 71 DEGREES 59 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 12.99 FEET TO A POINT; THENCE SOUTH 44 DEGREES 05 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 15.53 FEET TO A POINT; THENCE SOUTH 21 DEGREES 33 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 44.23 FEET TO A POINT; THENCE SOUTH 67 DEGREES 35 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 34.53 FEET TO A POINT; THENCE SOUTH 65 DEGREES 53 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 56.66 FEET TO A POINT; THENCE SOUTH 31 DEGREES 12 MINUTES 00 SECONDS EAST FOR A

DISTANCE OF 55.47 FEET TO A POINT; THENCE SOUTH 83 DEGREES 23 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 16.24 FEET TO A POINT; THENCE NORTH 48 DEGREES 14 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 10.17 FEET TO A POINT; THENCE NORTH 44 DEGREES 53 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 16.88 FEET TO A POINT; THENCE NORTH 81 DEGREES 51 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 9.03 FEET TO A POINT; THENCE SOUTH 07 DEGREES 31 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 17.14 FEET TO A POINT; THENCE SOUTH 74 DEGREES 24 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 63.67 FEET TO A POINT; THENCE SOUTH 54 DEGREES 51 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 37.93 FEET TO A POINT; THENCE SOUTH 88 DEGREES 18 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 11.28 FEET TO A POINT; THENCE NORTH 64 DEGREES 53 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 50.83 FEET TO A POINT; THENCE SOUTH 73 DEGREES 30 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 24.41 FEET TO A POINT; THENCE SOUTH 14 DEGREES 48 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 20.35 FEET TO A POINT; THENCE SOUTH 84 DEGREES 55 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 41.17 FEET TO A POINT; THENCE SOUTH 70 DEGREES 03 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 46.10 FEET TO A POINT; THENCE SOUTH 55 DEGREES 16 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 41.17 FEET TO A POINT; THENCE SOUTH 23 DEGREES 40 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 22.66 FEET TO A POINT; THENCE SOUTH 48 DEGREES 09 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 15.20 FEET TO A POINT; THENCE SOUTH 37 DEGREES 52 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 13.06 FEET TO A POINT; THENCE SOUTH 37 DEGREES 52 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 11.44 FEET TO A POINT; THENCE SOUTH 52 DEGREES 34 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 56.86 FEET TO A POINT; THENCE SOUTH 56 DEGREES 36 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 26.70 FEET TO A POINT; THENCE SOUTH 87 DEGREES 57 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 24.03 FEET TO A POINT; THENCE SOUTH 68 DEGREES 51 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 50.09 FEET TO A POINT; THENCE SOUTH 12 DEGREES 03 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 29.09 FEET TO A POINT; THENCE SOUTH 17 DEGREES 00 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 30.34 FEET TO A POINT; THENCE NORTH 84 DEGREES 11 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 21.00 FEET TO A POINT; THENCE NORTH 05 DEGREES 40 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 16.10 FEET TO A POINT; THENCE SOUTH 88 DEGREES 17 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 20.12 FEET TO A POINT; THENCE NORTH 82 DEGREES 14 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 45.84 FEET TO A POINT; THENCE SOUTH 56 DEGREES 20 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 37.98 FEET TO A POINT; THENCE SOUTH 07 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 21.00 FEET TO A POINT; THENCE SOUTH 53 DEGREES 57 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 20.32 FEET TO A POINT; THENCE NORTH 52 DEGREES 12 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 8.33 FEET TO A POINT AND CORNER LOCATED ON THE WESTERLY RIGHT-OF-WAY OF LEWIS ROAD (VARIABLE R/W); THENCE LEAVING THE CENTERLINE OF SAID CREEK AND RUNNING ALONG THE SAID WESTERLY RIGHT-OF-WAY OF LEWIS ROAD THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 12 DEGREES 36 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 203.97 FEET TO A R/W MONUMENT; THENCE 367.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A

RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 57 MINUTES 20 SECONDS, A CHORD BEARING OF SOUTH 38 DEGREES 08 MINUTES 57 SECONDS WEST A CHORD DISTANCE OF 353.84 FEET TO A R/W MONUMENT; THENCE 105.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 25 MINUTES 33 SECONDS, A CHORD BEARING OF SOUTH 72 DEGREES 50 MINUTES 23 SECONDS WEST A CHORD DISTANCE OF 104.68 FEET; THENCE SOUTH 80 DEGREES 33 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 65.31 FEET TO A POINT AND CORNER LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF SAID LEWIS ROAD (VARIABLE R/W) AND THE NORTHEASTERLY RIGHT-OF-WAY OF SAID C.H. JAMES PARKWAY (VARIABLE R/W); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF C.H. JAMES PARKWAY THE FOLLOWING 3 COURSES AND DISTANCES: NORTH 42 DEGREES 38 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 349.66 FEET TO A POINT; THENCE NORTH 42 DEGREES 38 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 837.89 FEET TO A #4 REBAR; THENCE NORTH 42 DEGREES 38 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 312.09 FEET TO A #4 REBAR LOCATED AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY OF C.H. JAMES PARKWAY (VARIABLE R/W), THE COMMON LINE OF LAND LOTS 1024 AND 1025 AND THE POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes for the year 2023 and all subsequent years not yet due and payable.
2. Easement to Southern Natural Gas Company from L.W. Oglesby, W.D. Oglesby, Claudia Mae Hunton, Floy Ann Hunter and Weyman Oglesby filed November 30, 1966 and recorded in Deed Book 948, Page 32, Cobb County, Georgia Records.
3. Easement to Southern Natural Gas Company from L.R. Oglesby dated January 12, 1967, filed January 27, 1967 and recorded in Deed Book 955, Page 204, Cobb County, Georgia Records.
4. Easement to Southern Natural Gas Company from Claudia Mae Hunton, as guardian ad litem of Weyman Oglesby dated January 11, 1967, filed January 27, 1967 and recorded in Deed Book 955, page 205, Cobb County, Georgia Records.
5. Easement to Southern Natural Gas Company from Mary Baker Oglesby dated January 14, 1967, filed January 27, 1967 and recorded in Deed Book 955, Page 206, Cobb County, Georgia Records.
6. Grading Easement Agreement by and between Oglesby Road Group, LLC and McCar Homes, Inc. dated April 1, 2005, filed April 19, 2005 and recorded in Deed Book 14141, Page 4125, Cobb County, Georgia Records.
7. All matters reflected on that certain ALTA/NSPS Land Title Survey for Lewis Road Development, LLC, SWOF Traton Lewis Road, LLC, Piedmont Bank and First American Title Insurance Company, prepared by Mitchell Surveying & Consulting, LLC, bearing the seal and certification of Charles R. Mitchell, Georgia Registered Land Surveyor No. 3240, dated November 1, 2022, last revised July 10, 2023.