

Please return to PERRIE & ASSOCIATES, LLC - Post Closing
100 Galleria Pkwy, Suite 1170
Atlanta, Ga 30339
File No. 250564NG
Tax ID No. 19-0946-0-033-0

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made on June 6th, 2025, between

WORD OF LIFE CHRISTIAN CENTER CHURCH, INC F/K/A COBB COUNTY CHRISTIAN CENTER, INC.

(hereinafter referred to as "Grantor") and

INFINITE 1 HOLDINGS LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit "A", attached hereto and made a part hereof

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

WORD OF LIFE CHRISTIAN CENTER CHURCH,
INC F/K/A COBB COUNTY CHRISTIAN CENTER,
INC.

BY: Paul J. Coats (Seal)
PAUL J. COATS, PRESIDENT

BY: _____ (Seal)

Witness

Notary Public

My commission expires

[Attach Notary Seal]



File No. 250564NG
Parcel No. 19094600330

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 946 OF THE 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA, AND BEING 1.275 ACRES, MORE OR LESS, ACCORDING TO THAT SURVEY FOR COBB COUNTY CHRISTIAN CENTER, INC., DATED APRIL 6, 1999, BY GEORGIA WILLIS CRUSSELLE, GEORGIA REGISTERED LAND SURVEYOR # 1373, WHICH SURVEY IS INCORPORATED HEREIN BY REFERENCE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF OLD AUSTELL-POWDER SPRINGS ROAD (50 FOOT RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF FRANK AIKEN ROAD (50 FOOT RIGHT OF WAY); RUN THENCE SOUTH 49 DEGREES 35 MINUTES 02 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT OF WAY OF FRANK AIKEN ROAD A DISTANCE OF 106.58 FEET TO A POINT; RUN THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWESTERLY RIGHT OF WAY OF FRANK AIKEN ROAD AN ARC DISTANCE OF 140.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 46 DEGREES 43 MINUTES 14 SECONDS WEST A CHORD DISTANCE OF 140.56 FEET, AND HAVING A RADIUS OF 1406.89 FEET; RUN THENCE SOUTH 43 DEGREES 51 MINUTES 26 SECONDS WEST 31.90 FEET TO A POINT AND COMER LOCATED ON THE NORTHWESTERLY RIGHT OF WAY OF FRANK AIKEN ROAD; RUN THENCE NORTH 30 DEGREES 14 MINUTES 24 SECONDS WEST 287.68 FEET TO A REBAR ROD FOUND AND COMER; RUN THENCE NORTH 48 DEGREES 09 MINUTES 11 SECONDS EAST 30.23 FEET TO A 1" CRIMPED TOP PIPE AND COMER; RUN THENCE SOUTH 31 DEGREES 39 MINUTES 06 SECONDS EAST 64.61 FEET TO A 1/2" REBAR ROD AND COMER; RUN THENCE NORTH 46 DEGREES 43 MINUTES 13 SECONDS EAST 194.24 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY OF OLD AUSTELL-POWDER SPRINGS ROAD; RUN THENCE IN AN SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERLY RIGHT OF WAY OF OLD AUSTELL-POWDER SPRINGS ROAD AN ARC DISTANCE OF 220.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 56 MINUTES 10 SECONDS EAST A CHORD DISTANCE OF 219.97 FEET, AND HAVING A RADIUS OF 1164.08 FEET, TO THE POINT OF BEGINNING; SAID PROPERTY BEING KNOWN AS 4144 OLD AUSTELL ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA.

BEING THE SAME PROPERTY AS CONVEYED IN QUITCLAIM DEED FROM THE UNITED STATES POSTAL SERVICE TO COBB COUNTY CHRISTIAN CENTER, INC., DATED APRIL 8, 1999 AND RECORDED MAY 10, 1999 IN DEED BOOK 12476, PAGE 231, COBB COUNTY, GEORGIA RECORDS.

SAID PROPERTY IS CONVEYED SUBJECT TO ALL EXISTING EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS, PERMITS, RIGHTS OF WAYS, GOVERNMENT REGULATIONS, ZONING ORDINANCES AND ALL MATTERS OF RECORD AFFECTING SUBJECT PROPERTY AS APPEARING OF RECORD.

PC