

Deed Book 15586 Pg 5417
Filed and Recorded Nov-15-2018 11:10am
2018-0144241
Real Estate Transfer Tax \$0.00
0332018028639



Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

RETURN RECORDED DOCUMENT TO:

HARTLEY, ROWE & FOWLER, P.C.
P. O. BOX 489
DOUGLASVILLE, GA 30133
FILE NO. 18-0758W

Ⓜ Hartley, Rowe + Fowler, P.C.
6622 E. Broad Street
P.O. Box 489
Douglasville, GA 30133

STATE OF GEORGIA
COUNTY OF DOUGLAS

LIMITED WARRANTY DEED

THIS INDENTURE, made the 7th day of November, in the year two thousand and eighteen, between

ATLANTIC DEVELOPMENT PARTNERS, LLC, a Georgia limited liability company

as party or parties of the first part ("Grantor"), and

POWDER SPRINGS STORAGE, LLC, a Georgia limited liability company

as party or parties of the second part, ("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 other good and valuable considerations and the sum of Ten and No/100 (\$10.00) Dollars 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 800 and 829 of the 19th District of Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by 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 said Grantee forever in **FEE SIMPLE**, subject only to those matters set forth on Exhibit "B", incorporated by 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.

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:

Keren Benjamin
Witness

[Signature]

Notary Public
My Commission Expires:
(SEAL)

**ATLANTIC DEVELOPMENT PARTNERS,
LLC, a Georgia limited liability company**
By: [Signature] (SEAL)
S. Joseph Burke, Manager

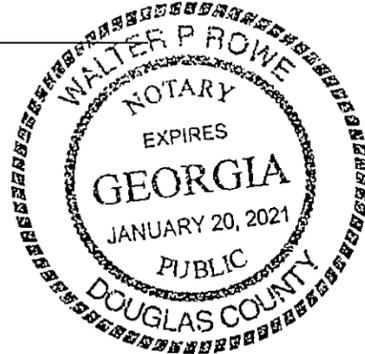


EXHIBIT "A"**LEGAL DESCRIPTION:**

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING LOCATED WITHIN LAND LOTS 800 AND 829 OF THE 19th LAND DISTRICT, COBB COUNTY, GEORGIA AND BEING MORE FULLY SHOWN AS 7.732 ACRES (336,814 SQ. FT.) AND DESIGNATED ON ALTA/NSPS LAND TITLE SURVEY FOR PARADIGM ENGINEERING INC., DATED MARCH 21, 2018 PREPARED BY HARDY SURVEYING GROUP AND HAS THE FOLLOWING METES AND BOUNDS TO WIT.

BEGINNING AT AN AXEL FOUND AT THE COMMON CORNER TO LAND LOTS 800, 801, 828, AND 829, SAID AXEL BEING THE TRUE POINT-OF-BEGINNING (P.O.B.) THENCE CONTINUING ALONG THE COMMON LINE TO N/F MACLAND MEADOWS SUBDIVISION (PB:107/PG:2) AND ALONG THE COMMON LINE TO LAND LOTS 800 AND 801 NORTH 00 DEGREES 25 MINUTES 44 SECONDS EAST (N00°25'44"E) FOR A DISTANCE OF 219.06 FEET TO A #4 REBAR FOUND AT THE COMMON CORNER TO MACLAND MEADOWS SUBDIVISION AND N/F MACLAND WOODS SUBDIVISION (PB:19/PG:71); THENCE TURNING AND LEAVING THE COMMON LAND LOT LINE AND CONTINUING ALONG THE LINE OF LOT 13 OF N/F MACLAND WOODS SUBDIVISION SOUTH 84 DEGREES 48 MINUTES 28 SECONDS EAST (S84°48'28"E) FOR A DISTANCE OF 138.43 FEET TO A 1 INCH CRIMPED TOP PIPE FOUND; THENCE CONTINUING ALONG THE LINE OF LOT 12 SOUTH 84 DEGREES 59 MINUTES 44 SECONDS EAST (S84°59'44"E) FOR A DISTANCE OF 100.08 FEET TO A 1 INCH CRIMPED TOP PIPE FOUND; THENCE CONTINUING ALONG THE LINE OF LOT 11 SOUTH 84 DEGREES 51 MINUTES 53 SECONDS EAST (S84°51'53"E) FOR A DISTANCE OF 99.96 FEET TO A 1 INCH OPEN TOP PIPE FOUND; THENCE CONTINUING ALONG THE LINE OF LOTS 8, 9, AND 10, SOUTH 84 DEGREES 44 MINUTES 05 SECONDS EAST (S84°44'05"E) FOR A DISTANCE OF 257.10 FEET TO A #4 REBAR FOUND; THENCE LEAVING THE LINE TO N/F MACLAND WOODS SUBDIVISION AND CONTINUING ALONG THE COMMON LINE TO N/F HD DEVELOPMENT OF MARYLAND INC. (DB:14550/PG:5137) SOUTH 05 DEGREES 15 MINUTES 23 SECONDS WEST (S05°15'23"W) FOR A DISTANCE OF 401.58 FEET TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG SAID LINE NORTH 84 DEGREES 42 MINUTES 04 SECONDS WEST (S84°42'04"W) FOR A DISTANCE OF 71.56 FEET TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG SAID LINE SOUTH 05 DEGREES 14 MINUTES 57 SECONDS WEST (S05°14'57"W) FOR A DISTANCE OF 264.58 FEET TO A #4 REBAR FOUND AT THE COMMON CORNER TO N/F DEVAZ LLC; THENCE TURNING AND CONTINUING ALONG THE COMMON LINE TO N/F DEVAZ LLC (DB:14187 PG:225) NORTH 69 DEGREES 04 MINUTES 22 SECONDS WEST (N69°04'22"W) FOR A DISTANCE OF 37.29 FEET TO A #4 REBAR FOUND; THENCE CONTINUING ALONG THE LINE OF N/F DEVAZ LLC NORTH 74 DEGREES 47 MINUTES 52 SECONDS WEST (N74°47'52"W) FOR A DISTANCE OF 15.92 FEET TO A #4 REBAR FOUND AT THE COMMON CORNER TO PWREI POWDER SPRINGS LLC; THENCE TURNING AND CONTINUING ALONG THE COMMON LINE TO PWREI POWDER SPRINGS LLC (DB:15291/PG:4436) NORTH 67 DEGREES 43 MINUTES 02 SECONDS WEST (N67°43'02"W) FOR A DISTANCE OF 340.57 FEET TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING SOUTH 79 DEGREES 43 MINUTES 51 SECONDS WEST (S79°43'51"W) FOR A DISTANCE OF 14.19 FEET TO A #4 REBAR FOUND; THENCE TURNING AND CONTINUING ALONG SAID LINE SOUTH 22 DEGREES 18 MINUTES 49 SECONDS WEST (S22°18'49"W) FOR A DISTANCE OF 195.87 FEET TO A #4 REBAR FOUND AT THE NORTH-EASTERLY RIGHT-OF-WAY TO RICHARD D SAILORS PARKWAY (R/W VARIES); THENCE TURNING AND CONTINUING ALONG THE NORTH-EASTERLY RIGHT-OF-WAY TO RICHARD D SAILORS PARKWAY NORTH 67 DEGREES 48 MINUTES 32 SECONDS WEST (N67°48'32"W) FOR A DISTANCE OF 19.34 FEET TO A NAIL FOUND IN PAVEMENT AT THE COMMON LINE TO

EXHIBIT "A" - CONTINUED

LAND LOTS 828 AND 829; THENCE TURNING AND CONTINUING ALONG THE COMMON LINE TO LAND LOTS 828 AND 829 NORTH 00 DEGREES 35 MINUTES 08 SECONDS EAST (N00°35'08"E) FOR A DISTANCE OF 3.98 FEET TO A NAIL FOUND IN THE PAVEMENT; THENCE TURNING AND CONTINUING NORTH 22 DEGREES 14 MINUTES 53 SECONDS EAST (N22°14'53"E) FOR A DISTANCE OF 90.66 FEET TO A POINT; THENCE TURNING AND CONTINUING NORTH 66 DEGREES 59 MINUTES 12 SECONDS WEST (N66°59'12"W) FOR A DISTANCE OF 35.56 FEET TO A POINT AT THE COMMON CORNER TO THOMAS CANNON AND THE COMMON LINE TO LAND LOTS 828 AND 829; THENCE TURNING AND CONTINUING ALONG THE COMMON LINE TO N/F THOMAS CANNON (DB:2356/PG:501) AND THE COMMON LINE TO LAND LOTS 828 AND 829 NORTH 01 DEGREES 00 MINUTES 38 SECONDS EAST (N01°00'38"E) FOR A DISTANCE OF 419.57 FEET TO AN AXEL FOUND AT THE COMMON CORNER TO LAND LOTS 800, 801, 828 AND 829, SAID AXEL BEING THE TRUE POINT-OF-BEGINNING (P.O.B.)

TOGETHER WITH those easement rights arising under that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Sembler Family Partnership #19, Ltd., a Florida limited partnership and Fog Georgia Twelve, LLC, a Georgia limited liability company, dated April 20, 2000, filed for record April 24, 2000 at 12:12 p.m., recorded in Deed Book 13257, Page 2616, Cobb County, Georgia Records; as amended by that certain First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Sembler Family Partnership #19, Ltd., a Florida limited partnership and Fog Georgia Twelve, LLC, a Georgia limited liability company, dated May 1, 2001, filed for record May 23, 2001 at 7:58 a.m., recorded in Deed Book 13368, Page 1351, Cobb County, Georgia Records; as re-recorded November 1, 2001 at 9:38 a.m., recorded in Deed Book 13437, Page 3607, Cobb County, Georgia Records; as further amended by that certain Second Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by Sembler Family Partnership #19, Ltd., a Florida limited partnership, dated January 26, 2006, filed for record February 1, 2006 at 1:21 p.m., recorded in Deed Book 14283, Page 5885, Cobb County, Georgia Records.

ALSO TOGETHER WITH those easement rights arising under that certain Sign Easement Agreement by and between Devaz, LLC, a North Carolina limited liability company, Home Depot U.S.A., Inc., a Delaware corporation and Sembler Family Partnership #19, Ltd., a Florida limited partnership, dated January 26, 2006, filed for record February 1, 2006 at 1:21 p.m., recorded in Deed Book 14283, Page 5919, Cobb County, Georgia Records; as assigned by that certain Assignment and Assumption of Sign Easement Agreement by and between Sembler Family Partnership #19, Ltd., a Florida limited partnership and Powder Springs Retail Investors, LLC, a Georgia limited liability company, dated as of June 2, 2006, filed for record June 29, 2006 at 9:40 a.m., recorded in Deed Book 14350, Page 1630, Cobb County, Georgia Records.

ALSO TOGETHER WITH those easement rights arising under that certain Reciprocal Easement Agreement by and between Powder Springs Retail Investors, LLC and HD Development of Maryland, Inc., dated as of January 23, 2009, filed for record March 24, 2009 at 10:08 a.m., recorded in Deed Book 14676, Page 6027, Cobb County, Georgia Records.

ALSO TOGETHER WITH those easement rights arising under that certain Reciprocal Easement Agreement by and between Powder Springs Retail Investors, LLC and Devaz, LLC, undated, filed for record September 8, 2009 at 3:15 p.m., recorded in Deed Book 14723, Page 60, Cobb County, Georgia Records.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2019 and subsequent years, not due and payable.
2. Agreement Regarding REA by and between REO Funding Solutions VI, LLC, a Georgia limited liability company and PWREI Powder Springs Pad, LLC, a Georgia limited liability company, dated February 12, 2016, filed for record February 16, 2016 at 3:57 p.m., recorded in Deed Book 15313, Page 5419, Cobb County, Georgia Records.
3. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Sembler Family Partnership #19, Ltd., a Florida limited partnership and Fog Georgia Twelve, LLC, a Georgia limited liability company, dated April 20, 2000, filed for record April 24, 2000 at 12:12 p.m., recorded in Deed Book 13257, Page 2616, Cobb County, Georgia Records; as amended by that certain First Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by and between Sembler Family Partnership #19, Ltd., a Florida limited partnership and Fog Georgia Twelve, LLC, a Georgia limited liability company, dated May 1, 2001, filed for record May 23, 2001 at 7:58 a.m., recorded in Deed Book 13368, Page 1351, Cobb County, Georgia Records; as re-recorded November 1, 2001 at 9:38 a.m., recorded in Deed Book 13437, Page 3607, Cobb County, Georgia Records; as further amended by that certain Second Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by Sembler Family Partnership #19, Ltd., a Florida limited partnership, dated January 26, 2006, filed for record February 1, 2006 at 1:21 p.m., recorded in Deed Book 14283, Page 5885, Cobb County, Georgia Records.
4. Easement from Sembler Family Partnership #19, LTD to City of Powder Springs, a political subdivision of the State of Georgia, dated May 30, 2001, filed for record February 11, 2004 at 10:49 a.m., recorded in Deed Book 13928, Page 564, Cobb County, Georgia Records.
5. Easement from Sembler Family Partnership #19, LTD. to City of Powder Springs, a political subdivision of the State of Georgia, dated May 30, 2001, filed for record February 11, 2004 at 10:49 a.m., recorded in Deed Book 13928, Page 566, Cobb County, Georgia Records.
6. Declaration of Restrictive Covenants by Sembler Family Partnership #19, Ltd., a Florida limited partnership, dated as of January 26, 2006, filed for record February 1, 2006 at 1:21 p.m., recorded in Deed Book 14283, Page 5911, Cobb County, Georgia Records.
7. Terms, conditions and obligations as contained in that certain Sign Easement Agreement by and between Devaz, LLC, a North Carolina limited liability company, Home Depot U.S.A., Inc., a Delaware corporation and Sembler Family Partnership #19, Ltd., a Florida limited partnership, dated January 26, 2006, filed for record February 1, 2006 at 1:21 p.m., recorded in Deed Book 14283, Page 5919, Cobb County, Georgia Records; as assigned by that certain Assignment and Assumption of Sign Easement Agreement by and between Sembler Family Partnership #19, Ltd., a Florida limited partnership and Powder Springs Retail Investors, LLC, a Georgia limited liability company, dated as of June 2, 2006, filed for record June 29, 2006 at 9:40 a.m., recorded in Deed Book 14350, Page 1630, Cobb County, Georgia Records.

8. Temporary Construction Easement and Slope Easement Agreement by and between Home Depot U.S.A., Inc., a Delaware corporation and Sembler Family Partnership #19, Ltd., a Florida limited partnership, dated as of January 26, 2006, filed for record February 1, 2006 at 1:21 p.m., recorded in Deed Book 14283, Page 5941, Cobb County, Georgia Records.
9. Reciprocal Easement Agreement by and between Powder Springs Retail Investors, LLC and HD Development of Maryland, Inc., dated as of January 23, 2009, filed for record March 24, 2009 at 10:08 a.m., recorded in Deed Book 14676, Page 6027, Cobb County, Georgia Records.
10. Reciprocal Easement Agreement by and between Powder Springs Retail Investors, LLC and Devaz LLC, undated, filed for record September 8, 2009 at 3:15 p.m., recorded in Deed Book 14723, Page 60, Cobb County, Georgia Records.
11. Riparian rights of adjoining owners with respect to the creek traversing the premises.
12. Those matters as disclosed by that certain survey entitled "ALTA/ACSM Land Title Survey for Atlantic Development Partners, LLC, DRL Law, LLC & Fidelity National Title Insurance Company", prepared by Hardy Surveying Group, LLC, bearing the seal and certification of Steven M. Hardy, Georgia Registered Land Surveyor No. 2662, dated March 21, 2018, being Project No. 18-006, as follows:
 - (a) Fence crossing the westerly and southerly boundary lines of subject property;
 - (b) Sanitary sewer line crossing the northerly, easterly, westerly and southeasterly boundary lines of subject property;
 - (c) Shed crossing the northerly boundary line of subject property;
 - (d) Stream crossing the northerly boundary line of subject property;
 - (e) Detention pond located in the northerly portion of subject property;
 - (f) 25 foot impervious surface buffer and 50 foot undisturbed stream buffer traversing the northern portion of the property;
 - (g) Drainage lines crossing the southerly and southwesterly boundary lines of subject property.