

**Campbell & Brannon, LLC**  
5565 Glenridge Connector  
Suite 350  
Atlanta, GA 30342  
File No.: G212798DM  
(Phone No.: (770)396-8535)

eFiled and eRecorded  
DATE: 06/13/2022  
TIME: 1:44 PM  
DEED BOOK: 4790  
PAGE: 626 - 628  
FILING FEES: \$25.00  
TRANSFER TAX: \$280.00  
PARTICIPANT ID: 1663542869  
PARTICIPANT ID: 0848497841  
PT61: 1102022005600  
RECORDED BY: SG  
CLERK: Sheila Butler  
Paulding County, GA

STATE OF GEORGIA  
COUNTY OF FULTON  
PARCEL ID NUMBER: R0342 19

Transfer Tax: \$280.00

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 10th day of June, 2022, between

**Pottsville 8111, Inc.**

(hereinafter referred to as "Grantor") and

**Tyler Chandler Homes, 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 (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

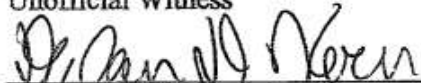
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming 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:



Unofficial Witness



Notary Public

My Commission Expires: 03/07/2027

[Attach Notary Seal]

Pottsville 8111, Inc.

BY: 

Xin Zheng, President

BY: 

Chinfang Chen, Secretary



## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 670 of the 19th District, 2nd Section, Paulding County, Georgia, and being more particularly described as follows: Beginning at an iron pin located at the intersection of the southwesterly right of way of U.S. Highway 278 (variable r/s) and the easterly land lot line of Land Lot 670; thence running along said Land Lot line South 00 degrees 18 minutes 42 seconds East for a distance of 219.84 feet to an iron pin; thence running along said Land Lot line South 00 degrees 18 minutes 42 seconds East for a distance of 458.32 feet to an iron pin located along the northerly right of way of the Silver Comet Trail (100' r/w); thence running westerly in an arc along said right of way a distance of 287.90 feet, said arc being subtended by a chord line running North 80 degrees 01 minute 35 seconds West for a distance of 287.78 feet to an iron pin located at the intersection of the northerly right of way of the Silver Comet Trail (100' r/w) and the southeasterly right of way of Isley-Stamper Road (60' r/w); thence running northerly in an arc along the right of way of Isley-Stamper Road (60' r/w) a distance of 113.51 feet said arc being subtended by a chord line running North 00 degrees 44 minutes 09 seconds east for a distance of 113.23 feet; thence running along said right of way North 07 degrees 39 minutes 17 seconds East for a distance of 64.43 feet to a point; thence running northerly in an arc along said right of way a distance of 17.56 feet said arc being subtended by a chord line running North 08 degrees 43 minutes 29 seconds East for a distance of 17.55 feet to a point; thence running along said right of way North 09 degrees 47 minutes 41 seconds East for a distance of 157.89 feet to a point; thence running northerly in an arc distance of 17.01 feet said arc being subtended by a chord line running North 08 degrees 03 minutes 16 seconds East for a distance of 17.01 feet to a point; thence running along said right of way North 06 degrees 18 minutes 51 seconds East for a distance of 126.59 feet to an iron pin; thence running North 06 degrees 18 minutes 51 seconds East for a distance of 105.36 feet to a point; thence running northerly in an arc along said right of way a distance of 42.78 feet said arc being subtended by a chord line running North 11 degrees 53 minutes 06 seconds East for a distance of 42.71 feet; thence running North 17 degrees 27 minutes 21 seconds East for a distance of 61.19 feet to an iron pin located on the southwesterly right of way of U.S. Highway; thence running along said right of way South 69 degrees 29 minutes 12 seconds East for a distance of 197.67 feet to an iron pin, the true point of beginning.

Said parcel being 1.956 acres (Tract One) and 2.857 acres (Tract Two) and intended to be in accordance with plat of survey for SIRAP Development, Inc., dated 8/11/00 by Etoway Engineering & Surveying, Ronie Ray, GLRS#1781, said plat being incorporated herein by reference thereto.