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**LIMITED  
WARRANTY DEED**

STATE OF ~~GEORGIA~~ *California*  
COUNTY OF ~~Cobb~~ *Santa Clara*

FILE #: 21-11545

THIS INDENTURE made this 28th day of May, 2021, between Tron Dinh Do, of the County of ~~Cobb~~ *Santa Clara* and State of California, as party or parties of the first part, hereinunder called Grantor, and Serious Tree Services, LLC, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations 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.

*SUBJECT TRACT*

TRACT I ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 8.050 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 237.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES, 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR IRON PIN PLACED ALONG THE NORTH LAND LOT LINE OF LAND LOT 911; THENCE CONTINUING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 25 SECONDS EAST, 516.91 FEET TO A NOTCH CUT IN A CONCRETE FLUME ON THE WESTERN RIGHT -OF-WAY LINE OF SANDERS ROAD; THENCE LEAVING THE NORTHERN LINE OF LAND LOT 911 AND CONTINUING ALONG WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD AN ARC DISTANCE OF 85.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES, 11 MINUTES, 54 SECONDS EAST, 85.16 FEET, RADIUS OF 1118.46 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD, SOUTH 00 DEGREES, 59 MINUTES, 00 SECONDS WEST, 678.38 FEET TO A PARKER-KASON NAIL SET AND THE TRUE POINT OF BEGINNING.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19" DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 9.652 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-

WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES; 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF WAY LINE OF FLINT HILL ROAD, NORTH 80 DEGREES; 09 MINUTES, 19 SECONDS WEST, 70.45 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, AN ARC DISTANCE OF 615.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 37 MINUTES, 22 SECONDS WEST, 615.61 FEET, RADIUS OF 7508.65 FEET, TO A REBAR PLACED AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD WITH THE WEST LINE OF LAND LOT 911; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND FOLLOWING THE WEST LINE OF LAND LOT 911, NORTH 01 DEGREES, 07 MINUTES, 18 SECONDS EAST, 463.34 FEET TO A CRIMP TOP PIPE FOUND (CTF) AT THE NORTHWEST CORNER OF LAND LOT 911; THENCE RUNNING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 24 SECONDS EAST, 769.67 FEET TO A REBAR IRON PIN PLACED ON THE NORTH LINE OF LAND LOT 911; THENCE LEAVING THE NORTH LINE OF LAND LOT 911, SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR PLACED ON THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND THE TRUE POINT OF BEGINNING.

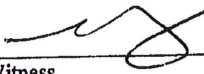
LESS AND EXCEPT THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED MAY 23, 1974 AND RECORDED IN DEED BOOK 1532, PAGE 120; AND THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED AUGUST 25, 1993 AND RECORDED IN DEED BOOK 7961, PAGE 45.


This Deed is given subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, together 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.

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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.  
Signed, sealed and delivered in presence of:

Witness  MICHAEL NARTEN

 (SEAL)  
Tron Dinh Do

  
Notary Public SEE ATTACHED

# JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 27 day of May,

2021 by Tron Dinh Do

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
\_\_\_\_\_  
Signature (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Limited Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.