

DOCH 010239  
FILED IN OFFICE  
08/29/2005 11:21 AM  
BK:1179 PG:11-12  
GLENDA SUE JOHNSON  
CLERK OF SUPERIOR  
COURT  
GILMER COUNTY  
*Glenda Sue Johnson*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00  
3739

Return to: Denton B. Ashway  
312 West Main Street  
Cumming, GA 30040  
File No. 05180

WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF FORSYTH

THIS INDENTURE, made this 4th day of August, 2005, between LANCE HILTON of the County of Forsyth and State of Georgia, hereinafter referred to as GRANTOR; and SUMMIT RIDGE PROPERTIES, LLC of the County of Forsyth and State of Georgia, hereinafter referred to as GRANTEE.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee and Grantee's heirs and assigns, all the following described property, to wit:

See the attached Exhibit A Tract B

TO HAVE AND TO HOLD, the said bargained premises 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 Grantee herein Grantee's heirs and assigns, forever in Fee Simple.

And the said Grantor, for Grantor's heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, Grantee's heirs and assigns, against the claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness

*[Handwritten Signature]* (Seal)  
Lance Hilton



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

Exhibit A  
Tract B

All that tract or parcel of land lying and being in Land Lot 316 of the 6<sup>th</sup> District, 2nd Section, Gilmer County, Georgia, and being identified as Tract B, 5.36 acres, according to a plat of survey for Kirk Schmidt and Lance Hilton by Joel Jordan, Ga. RLS No. 2430, dated June 10, 2005, and being particularly described as follows:

To find the true point of beginning, begin at the southeast corner of Land Lot 316 at a 30" marked ash tree, and run N 6° 30' 13" W 2246.25 feet, thence S 48° 22' 12" W 533.17 feet, thence S 5° 46' 5" E 33.68 feet, thence S 27° 5' 6" E 65.34 feet to the true point of beginning; from said true point of beginning, run thence N 78° 37' 1" E 110.12 feet to the center of an old road; thence along said road S 22° 40' 27" E 21.12 feet, S 45° 33' 43" E 25.54 feet, S 66° 20' 5" E 27.06 feet, S 86° 20' 30" E 23.06 feet, N 75° 30' 5" E 23.96 feet, N 58° 18' 42" E 58.64 feet, N 66° 28' 28" E 44.71 feet, N 74° 40' 5" E 20.44 feet, S 88° 59' 10" E 14.31 feet, S 74° 46' 22" E 20.3 feet, and S 49° 49' 7" E 40.92 feet; thence leaving said road and running S 75° 25' 46" E 177.72 feet to the centerline of an intermitten (sic) stream; thence along said intermitten (sic) stream centerline S 36° 52' 59" W 43.13 feet, S 33° 14' 58" W 94.88, S 53° 14' 1" E 16.66 feet, S 5° 32' 58" W 57.24 feet, S 7° 53' 58" W 83.39 feet, S 4° 3' 3" E 91.04 feet, S 12° 6' 57" W 52.2 feet, S 24° 55' 57" W 30.9 feet, and S 4° 36' 58" E 52.92 feet; run thence N 76° 22' 0" W 580.39 feet the the centerline of an old road; thence along said centerline N 52° 23' 56" E 112.82 feet, N 24° 48' 56" E 78.07 feet, N 0° 58' 56" E 56.12 feet, N 2° 56' 4" W 61.0 feet, N 3° 48' 56" E 65.46 feet, N 10° 34' 5" W 58.0 feet, and N 27° 5' 6" W 15.78 feet to the true point of beginning.

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COURT  
GILMER COUNTY

*Glenda Sue Johnson*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00  
3740

Return to: Denton B. Ashway  
312 West Main Street  
Cumming, GA 30040  
File No. 05222

WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF FORSYTH

THIS INDENTURE, made this 3<sup>rd</sup> day of August, 2005, between LANCE HILTON of the County of Forsyth and State of Georgia, hereinafter referred to as GRANTOR; and KIRK SCHMIDT of the County of Forsyth and State of Georgia, hereinafter referred to as GRANTEE.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars 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 and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee and Grantee's heirs and assigns, all the following described property, to wit:

A one-half undivided interest in and to all of the property described in the attached Exhibit A Tract A

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anyway appertaining, to the only proper use, benefit and behold of Grantee herein Grantee's heirs and assigns, forever in Fee Simple.

And the said Grantor, for Grantor's heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said Grantee, Grantee's heirs and assigns, against the claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness

*[Handwritten Signature]* (Seal)  
Lance Hilton

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



Exhibit A  
Tract A

All that tract or parcel of land lying and being in Land Lots 315 and 316 of the 6<sup>th</sup> District, 2nd Section, Gilmer County, Georgia, and being identified as Tract A, 4.62 acres, according to a plat of survey for Kirk Schmidt and Lance Hilton by Joel Jordan, Ga. RLS No. 2430, dated June 10, 2005, and being particularly described as follows:

To find the point of beginning, begin at the southeast corner of Land Lot 316 at a 30" marked ash tree, and run N 6° 30' 13" W 2246.25 feet to the point of beginning; thence S 48° 22' 12" W 533.17 feet to the centerline of an old road; thence S 5° 46' 5" E 33.68 feet and S 27° 5' 6" E 65.34 feet; thence leaving said centerline and running thence N 78° 37' 1" E 110.12 feet to the center of a road; thence along said road S 22° 40' 27" E 21.12 feet, S 45° 33' 43" E 25.54 feet, S 66° 20' 5" E 27.06 feet, S 86° 20' 30" E 23.06 feet, N 75° 30' 5" E 23.96 feet, N 58° 18' 42" E 58.64 feet, N 66° 28' 28" E 44.71 feet, N 74° 40' 5" E 20.44 feet, S 88° 59' 10" E 14.31 feet, S 74° 46' 22" E 20.3 feet, and S 49° 49' 7" E 40.92 feet; thence leaving said road and running S 75° 25' 46" E 177.72 feet to the centerline of an intermitten (sic) stream; thence along said intermitten (sic) stream centerline N 36° 52' 59" E 51.25 feet, N 59° 51' 59" E 55.17 feet, N 6° 14' 1" W 44.25 feet, N 89° 33' 59" E 35.4 feet, N 9° 26' 1" W 88.37 feet, N 39° 4' 0" W 31.47 feet, N 38° 1' 0" W 76.54 feet, N 21° 27' 0" W 111.99 feet, N 69° 7' 0" W 84.03 feet, and N 36° 38' 59" W 89.9 feet to the centerline of a road; thence S 74° 55' 59" W 21.04 feet, and N 79° 4' 0" W 21.54 feet to the true point of beginning.