

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, is this 21st day of July, 2021 by PASSTIME PROPERTIES, LLC, a Georgia limited liability company, (the "Seller") in favor of KENT WATERS, (the "Purchaser") (the words "Seller" and "Purchaser" are used to include their respective legal representative, successors, successors-in-title, transfers and assigns where the context requires or permits).

WITNESSETH:

THAT SELLER for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Purchaser to Seller at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged by Seller, has granted, bargained, sold, assigned, conveyed and transferred, and by these presents does grant, bargain, sell, assign, convey and transfer unto said Purchaser, to wit:

Tract 1

All that tract or parcel of land lying and being in Land Lot 571 of the 14th District, First Section, Forsyth County, Georgia, and being Tract "C" containing 1.00 acre as per plat for Rex Gravitt dated July 17, 1995, prepared by Jick A. Page, Jr. R.L.S., #1894, said plat being recorded in Plat Book 43, Page 280, Clerk's Office, Forsyth County Superior Court. Said plat is incorporated into this description by reference thereto.

This is the same property conveyed in Plat Book 10039, Page 758-759, wherein the Land Lot was incorrectly identified.

Said property is currently known as 5675 Wilson Dr., Cumming, GA 30041 according to the present system of numbering by Forsyth County, Georgia and having a Map and Parcel Number of 255 079.

AND

Tract 2

A one-half undivided interest in and to all that tract or parcel of land lying and being in Land Lots 570 and 571 of 1st Section, 14th District of Forsyth County, Georgia, designated all of Lots 6 and 7 of the Bennett Subdivision and the tract to the North including ingress-egress easements containing 1.00 acres as per plat for Loyal Wilson and Lori Waters dated July 3, 1998, prepared by Roy A. Terrell, Georgia Registered Land Surveyor, said plat being recorded in Plat Book 53, Page 275, Forsyth County, Georgia Records. Said plat is incorporated into this description by reference thereto.

Together with a 20' Easement as shown on the above referenced plat.

Said property is currently known as Forsyth County, Georgia Map and Parcel Numbers 256 089 and 256 090.

THIS TRAVEL WAS CALCULATED BY LATITUDE AND DEPARTURE, AND FOUND TO CONTAIN AN ERROR OF CLOSURE OF ONE PART IN 18423. IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

EQUIPMENT USED: LEITZ TOTAL STATION
 IPF/S - FROM THE FOUND SET FOUND/SET
 PROPERTY LINE D - CENTERLINE
 XX - FENCE R/W - RIGHT OF WAY

THIS SURVEY IS SUBJECT TO ALL EXISTING R/W, EASEMENTS, ENCROACHMENTS, AND NOT OF LOCAL KNOWLEDGE. IN MY OPINION THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

APPROVED FOR RECORDING
 Forsyth County Department
 of Planning & Development

Date: 7-17-98

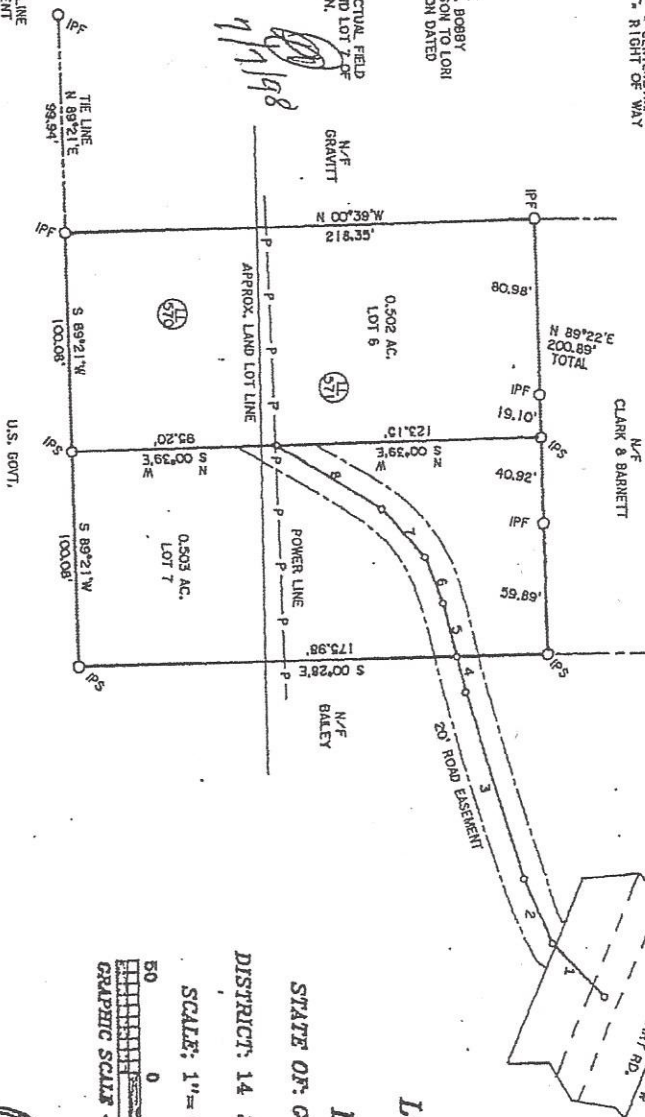
[Signature]

TOTAL
ACRES
1.005

MADE
NORTH

REFERENCE
 DEED FROM REX GRAVITT, BOBBY
 GARRETT AND LOYAL WILSON TO LOYAL
 WATERS AND LOYAL WILSON DATED
 6-29-98.

NOTE
 THIS PLAT IS FROM AN ACTUAL FIELD
 SURVEY AND IS LOT 6 AND LOT 7 OF
 THE BENNETT SUBDIVISION.



CALLS ALONG CENTERLINE
 OF 20' ROAD EASEMENT

COURSE	BEARING	DISTANCE
1	S 45°55'W	34.27'
2	S 66°45'W	31.79'
3	S 73°54'W	90.95'
4	S 76°40'W	16.87'
5	S 76°40'W	25.03'
6	S 69°08'W	22.67'
7	S 49°18'W	29.89'
8	S 32°58'W	57.91'

NORTH CENTRAL LAND SURVEYING LULA GEORGIA 770-889-3843 OR 708-865-3325 ROY A. TERRELL C.A. R.L.S. #1700

Filed 21 July 1998 at 12:15 o'clock P.M.
 Recorded AL Day 1998 Douglas Sorrells, Clerk
 By: *[Signature]*



SURVEY FOR
 LOYAL WILSON
 AND
 LORI WATERS
 STATE OF GEORGIA COUNTY OF: FORSYTH
 DISTRICT: 14 SECTION: 1 LAND LOT: 570 & 571
 SCALE: 1"= 50' DATE: 7-3-98
 GRAPHIC SCALE - FEET

JOB 19821-W-34
 FILE 19821-W-34A
 DISK H2-1

