

BK:5331 PG:511-512

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CINDY BROWN, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Cindy S. Brown

STATE OF GEORGIA
COUNTY OF COWETA

5879800142
PARTICIPANT ID

After Recording Return To:
Robinson Franzman LLP
191 Peachtree Street, Suite 2510
Atlanta, GA 30303

PT-61 038-2021-003758

Order No.: 20180031MOD

QUIT CLAIM DEED

REAL ESTATE
TRANSFER TAX

PAID: \$0.00 ✓

THIS INDENTURE, made the 12th day of May, 2021, between Mama Lucia's Restaurant, Inc., a Georgia corporation, of the County of Coweta, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Leonardo's Restaurant, (Inc.), a Georgia corporation, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of One And No/100 Dollars (\$1.00) and other valuable consideration, cash in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT CLAIM unto said Grantee.

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Carl Joseph Franzman
Unofficial Witness

Carl Joseph Franzman
Notary Public

My Commission Expires: *08/20/23*

[NOTARY SEAL]

Mama Lucia's Restaurant, Inc., a Georgia corporation

BY: *Leonard F. Guillaume, Jr.* (SEAL)
Leonard F. Guillaume, Jr., as President

[CORPORATE SEAL]



EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND situated, lying and being in Land Lot 75 of the 5th District, City of Newman, Coweta County, Georgia, the same and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING. First, start at a concrete monument found at the intersection of the mitered right-of-way of Calumet Parkway and the northerly varying right-of-way of State Route #134 Bypass a.k.a. Millard Farmer Industrial Blvd.:

THENCE along a curve to the right having a radius of 1915.93 feet and an arc length of 96.55 feet, being subtended by a chord of South 77 degrees 17 minutes 31 seconds East for a distance of 96.54 feet along the said right-of-way of State Highway #34 Bypass to a concrete monument found;

THENCE along a curve to the right having a radius of 1920.00 feet and an arc length of 311.85 feet, being subtended by a chord of South 72 degrees 19 minutes 40 seconds East for a distance of 311.50 feet along said right-of-way of State Highway #34 Bypass to a 1/2" iron rebar found;

THENCE along a curve to the right having a radius of 1920.00 feet and an arc length of 79.76 feet, being subtended by a chord of South 66 degrees 29 minutes 05 seconds East for a distance of 79.75 feet along said right-of-way of State Highway #34 Bypass to a concrete monument found;

THENCE North 81 degrees 31 minutes 33 seconds East for a distance of 0.43 feet along said right-of-way of State Highway #34 Bypass to a point and the TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

THENCE North 00 degrees 20 minutes 57 seconds West for a distance of 213.80 feet leaving said right-of-way of State Highway #34 Bypass to a 1/2" iron rebar set;

THENCE South 88 degrees 54 minutes 38 seconds East for a distance of 200.00 feet to a 1/2" iron rebar found;

THENCE South 00 degrees 49 minutes 48 seconds West for a distance of 313.31 feet to a point on the northerly varying right-of-way of State Highway #34 Bypass;

THENCE along a curve to the left having a radius of 1920.00 feet and an arc length of 1.08 feet, being subtended by a chord of North 58 degrees 45 minutes 22 seconds West for a distance of 1.08 feet along said right-of-way of State Highway #34 Bypass to a concrete monument found;

THENCE along a curve to the left having a radius of 1920.00 feet and an arc length of 140.70 feet, being subtended by a chord of North 60 degrees 53 minutes 43 seconds West for a distance of 140.67 feet along said right-of-way of State Highway #34 Bypass to a point;

THENCE North 27 degrees 00 minutes 19 seconds East for a distance of 4.00 feet along said right-of-way of State Highway #34 Bypass to a point;

THENCE along a curve to the left having a radius of 1924.00 feet and an arc length of 42.64 feet, being subtended by a chord of North 63 degrees 37 minutes 45 seconds West for a distance of 42.64 feet along said right-of-way of State Highway #34 Bypass to a point;

THENCE North 19 degrees 26 minutes 10 seconds West for a distance of 16.97 feet along said right-of-way of State Highway #34 Bypass to a point;

THENCE South 81 degrees 31 minutes 33 seconds West for a distance of 28.56 feet along said right-of-way of State Highway #34 Bypass to a point and the TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 1.173 acres, more or less.

TOGETHER WITH those easement rights arising under that certain Non-Exclusive Access Easement Agreement from North Bay Avalon, LLLP to Synovus Bank dated as of June 30, 2015, filed for record July 1, 2015, and recorded in Deed Book 4238, Page 112, aforesaid records.

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FILED IN OFFICE
9/25/2018 12:30 PM
BK:4762 PG:31-36
CINDY G BROWN
CLERK OF SUPERIOR COURT
COWETA COUNTY

Cindy G. Brown

REAL ESTATE TRANSFER TAX
PAID: \$500.00 ✓

PT-61 038-2018-005569

STATE OF GEORGIA
COUNTY OF FULTON

After Recording Return To:

✓ Carl J. Franzman, P.C.
3355 Lenox Road, Ste. 250
Atlanta, GA 30326
File No.: 20180031A

LIMITED WARRANTY DEED

THIS INDENTURE, effective as of the 21st day of September, 2018, by and between GA MCRE, LP, A TEXAS LIMITED PARTNERSHIP, as party or parties of the first part, (hereinafter referred to as "Grantor"), and MAMA LUCIA'S RESTAURANT, INC., A GEORGIA CORPORATION, as party or parties of the second part, (hereinafter referred to as "Grantee"). (The words "Grantor" and "Grantee" when used herein shall include their respective heirs, successors or assigns where the context so requires or permits.)

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid by Grantee, the receipt and sufficiency of which is hereby acknowledged by Grantor, has bargained, sold, and conveyed, and by these presents does bargain, sell, and convey unto Grantee:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 75 of the 5th Land District, of Coweta County, Georgia, and being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

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 the said Grantee, forever, IN FEE SIMPLE, subject to the matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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DB

LIMITED WARRANTY DEED
(Continued)

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto said Grantee against the claims of all persons claiming, owning, or holding, by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Limited Warranty Deed to be signed and sealed, on the day and year first above written.

Signed, sealed and delivered this 20 day of September, 2018, in the presence of:

Tom Murchison

Witness

Caroline Hawley

Notary Public

My Commission Expires: 11/19/19

[NOTARY SEAL] /

GA MCRE, LP, a Texas limited partnership

BY: MCRE Management Partners, LLC,
Texas limited liability company, its General
Partner

BY: *George Murchison* (SEAL)
George Murchison, as Manager

