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O'Kelley & Sorohan, Attorneys at Law, LLC  
2170 Satellite Blvd, Suite 375  
Duluth, GA 30097  
File No.: 23-168042-CRE

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RECORDED BY: CH  
CLERK: Charles Baker, C.S.C  
Hall County, GA

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_



**LIMITED WARRANTY DEED**

THIS INDENTURE, made on 1st day of April, 2021, between

**KTD Investments, LLC, a Georgia limited liability company**

(hereinafter referred to as "Grantor") and

**ATROS, LLC, a Georgia limited liability company**

(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 that certain real property lying and being in Land Lot 22 of the 8th District of Hall, County, Georgia, all as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

**See Exhibit "A" Legal Description**

TOGETHER WITH all and singular the rights, members, Tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed, or proposed in front of or adjoining the Property, to the center line.

THIS CONVEYANCE and the warranties herein contained are expressly made subject to those liens, encumbrances, restrictions and other matters set forth on Exhibit "B" attached hereto (collectively referred to as the "Permitted Exceptions") and incorporated herein by this reference.

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

KTD Investments, LLC, a Georgia limited liability  
company

Notary Public  
Commission expires: 4/30/23

  
By: Barry Sanders  
its: Managing Member

 John Royer  
Notary Public, Georgia  
Hall County  
My Commission Expires  
April 30, 2023

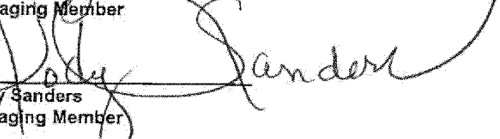
  
By: Jody Sanders  
its: Managing Member

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 22 of the 8th District of Hall County, Georgia, being Lot 2 containing 0.554 acres, as shown on plat for Ember Business Center at McEver recorded in the Clerks Office of the Superior Court of Hall County, Georgia, in Plat Book 859, Page 234. Said plat and the record thereof are herein incorporated for a full and complete legal description.

Exhibit "B" – Permitted Exceptions

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Encroachment Agreement recorded in Deed Book 6173, Page 605, aforesaid records.
3. General Utility Easements to Georgia Power Company recorded at Deed Book 236, Page 185 and Deed Book 305, Page 305, aforesaid records.
4. Right of Way Easement to Georgia Power Company recorded in Deed Book 258, Page 254, aforesaid records.
5. Condemnation of Easements Rights recorded in Deed Book 2077, Pages 198, 202 and 206, aforesaid records.
6. Sewer Easement recorded in Deed Book 3963, Page 256, aforesaid records.
7. Storm Water and Sanitary Sewer Easement recorded in Deed Book 3982, Page 448, as amended at Deed Book 4688, Page 277, aforesaid records.
8. Declaration of Joint and Reciprocal Driveway Easements recorded in Deed Book 4706, Page 279, aforesaid records.
9. Sanitary Sewer Facilities Dedication recorded in Deed Book 3998, Page 193, aforesaid records.
10. Sign Easement Agreement recorded in Deed Book 6341, Page 229, aforesaid records.
11. All matters affecting caption property as shown on plat recorded in Plat Book 859, Page 234, aforesaid records.