

DOC# 001530
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BK:1783 PG:216-217
STACIE M. BAINES
CLERK OF SUPERIOR COUR
T
POLK COUNTY

REAL ESTATE TRANSFER
TAX PAID: \$290.00
PT-61 115-2021-000657

Record and Return to:
Lueder, Larkin & Hunter, LLC
12367 Veterans Memorial Highway
Douglasville, GA 30134
File No.: GA-DG-21-0280-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF POLK
APN/Parcel ID: 033015B

THIS INDENTURE, made this 31st day of March, 2021, between

John Lyon

as party or parties of the first part, hereinafter called Grantor, and

Amy Lynn Stewart

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 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, the following described property, to wit:

That certain tract or parcel of land, containing 29.1 acres, more or less, in the 1st District and 4th Section of Polk County, Georgia, and being a part of Land Lot 213 in said district and section, and being particularly described as follows: Beginning at a point at the southwest corner of said Land Lot 213 and running thence north 1 degree 51 minutes 20 seconds west along the west land lot line of said land lot a distance of 1471.2 feet to the northwest corner of said land lot; running thence north 88 degrees 13 minutes east along the north land lot; running thence north 88 degrees 13 minutes east along the north land lot line of said land lot a distance of 591.28 feet to a point in the west line of the right of way of U.S. highway no. 27; running thence south 29 degrees 26 minutes east along the west line of said land lot; and running thence south 88 degrees 28 minutes 53 seconds west along said south land lot line a distance of 1132 feet to the point of beginning. Said tract is a part of property conveyed by Nina C. McKibben to Faye M. Harrison by deed Dated February 8, 1996, and recorded in the deed records of said county on Page

172 of deed record 530, and includes all of said property conveyed in said deed lying on the west side of said highway, except that portion which was conveyed to Georgia department of transportation in a deed Dated December 11, 1998 and recorded in said deed records on Page 60 of deed record 602, after said conveyance to Georgia Department of Transportation the tract hereinabove described and herein conveyed may include a small portion of Land Lot 212 in said district and section, which may be determined by an accurate and completed survey of the property remaining. The tract herein conveyed is bounded on the north said north land lot line (and wray mine road), on the east by said U.S. highway 27, on the south by said south land lot line and on the west by said west land lot line. Said tract is conveyed subject to all easements, right of way conditions, provisions and restrictions shown on a plat of said property attached to said deed form Nina C. Mckibben to Faye M. Harrison hereinabove referred to affecting said tract hereinabove described and herein conveyed.

Subject to all easements and restrictions of record.

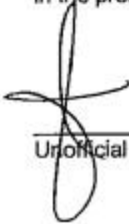
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property against the claims of all persons owning, holding, or claiming by, through and under the said 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 the presence of:

GRANTOR:

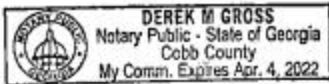


Unofficial Witness



John Layton (SEAL)

Notary Public
My Commission Expires: 4-4-2022
[Notary Seal]



After Recording Return To:
Cristy Britt
McRae, Smith & Peek
P.O. Box 29
Rome, GA 30162

DOC# = 2024-002944
FILED IN OFFICE
12/4/2024 2:17:00 PM
BK: 1902 PG: 755-755
STACIE M. BAINES
CLERK, SUPERIOR COURT
POLK COUNTY, GA
TRANSFER# 2024-002026

WARRANTY DEED

GEORGIA, FLOYD COUNTY:

THIS INDENTURE, made this 13 day of November, 2024, between APEX BANK, a Tennessee banking corporation, as grantor, and AMY LYNN STEWART, as grantee:

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other Good and Valuable Consideration, receipt whereof is hereby acknowledged, has sold and conveyed, and does hereby sell and convey unto said grantee, her heirs, successors and assigns, the following described property:

All that tract or parcel of land situated, lying and being in Land Lot 279 of the 1st District, 4th Section of Polk County, Georgia and being Tract 2 containing 14.46 acres as shown on that certain plat title "Boundary Survey for Apex Bank" prepared by Matthew M. Wilson, GRLS #2728 dated April 19, 2024 and revised April 22, 2024 and recorded in Plat Book JJ, Page 155 in the Office of the Clerk of the Superior Court of Polk County, Georgia, reference to which plat is hereby made for a more complete description.

Grantee expressly acknowledges the fact that the above-described property is land locked and does not front on any publicly maintained right of way, nor is there a recorded easement agreement providing access. Grantor expressly disclaims any warranty with respect to access to the above-described property.

TO HAVE AND TO HOLD, said bargained premises, and all rights, members and appurtenances thereunto belonging or appertaining, to said grantee, her heirs, successors and assigns, in FEE SIMPLE; and grantor warrants unto each such person the title thereto against the lawful claims of all persons.

IN WITNESS WHEREOF, The said grantor has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC
Knox COUNTY, TENNESSEE

exp. 07/29/2028

APEX BANK

BY:

NAME: Joel Gidner

TITLE: Director of Remarketing



eFiled & eRecorded
 DATE: 8/7/2024
 TIME: 2:12 PM
 PLAT BOOK: 0000JJ
 PAGE: 00155
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 6324469759
 CLERK: Stacie M Baines
 Polk County, GA

A BOUNDARY SURVEY FOR APEX BANK LOCATED IN LAND LOT 279, 1st DISTRICT, 4th SECTION POLK COUNTY, GEORGIA PARCEL #033 022

This block reserved for the Clerk of Superior Court

Field Data Collected: 4/19/24
 Plat Revised: 4/22/24

Equipment used for Measurement:

Angular: CARLSON / NOVATEL FLEX-2 GPS
 Linear: CARLSON / NOVATEL FLEX-2 GPS

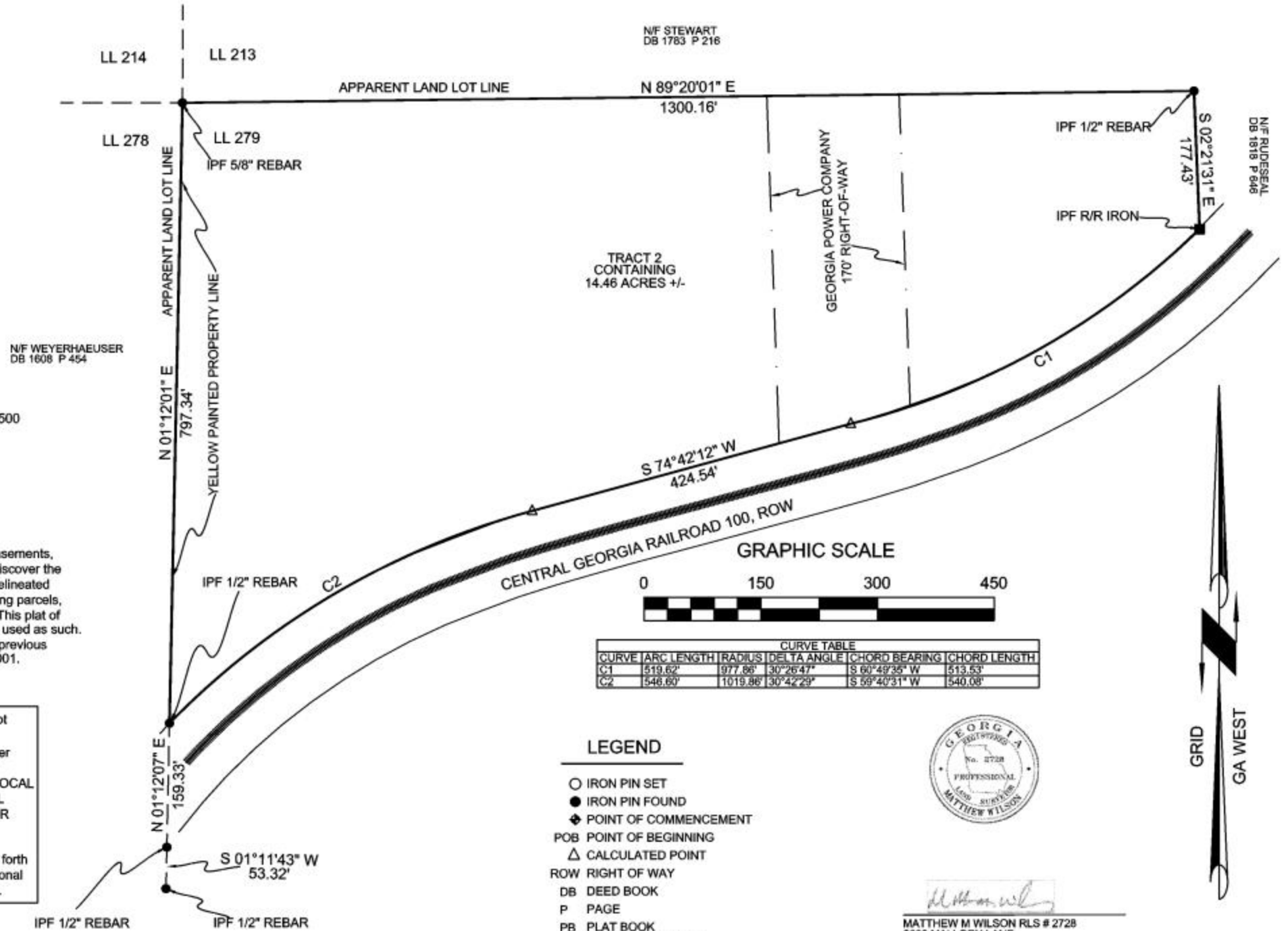
The field data from which this plat is based was collected using GPS equipment and has a vector closure precision of one foot in 633,500 feet and no adjustment was used.

This plat has been calculated for closure and is accurate within one foot in 117,339 feet.

NOTES:

This property is not located within a FEMA designated 100-year flood hazard area as per FIRM panel #13233C0200D, effective date September 26, 2008. This plat of survey makes no guarantee or warranty to the existence of any easements, other than those shown, affecting the property. No search was performed to discover the existence of any such easements. The lines established, monumented, and delineated in this survey plat are based on deed descriptions of the parent parcel, adjoining parcels, previous survey plats, and existing monumentation at the time of this survey. This plat of survey is issued with the intent to be used as a boundary survey, and shall be used as such. The parcel recorded in Deed Book 789 Page 006 described as Exhibit A is a previous survey of this particular parcel by Williams and Company dated October 12 2001.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments, which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ◆ POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- △ CALCULATED POINT
- ROW RIGHT OF WAY
- DB DEED BOOK
- P PAGE
- PB PLAT BOOK
- N/F NOW OR FORMERLY
- PP POWER POLE



Matthew M. Wilson
 MATTHEW M WILSON RLS # 2728
 9006 MALLORY LANE
 WOODSTOCK, GA. 30189
 PH. 404-356-1589



GRID
 GA WEST