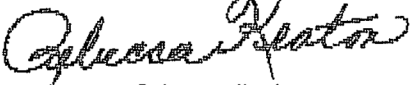


Return Recorded Document to:
Ohlson & Medlock, LLC
6335 Amherst Court
Peachtree Corners, GA 30092
OM19.1315
Map or Parcel Number: 16013200240

Deed Book 15665 Pg 4872
Filed and Recorded Sep-13-2019 02:19pm
2019-0107793
Real Estate Transfer Tax \$250.00
0332019020742


Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

LIMITED WARRANTY DEED

STATE OF WASHINGTON
COUNTY OF KING

THIS INDENTURE, made the 13TH day of August, 2019, between

961 Shallowford Road, LLC,

party of the first part, and

Raycar Group LLC,

party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 132 OF THE 16TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAND LOT 132, 235 FEET WEST, AS MEASURED ALONG THE NORTH LINE OF LAND LOT 132 FROM THE INTERSECTION OF THE NORTH LINE OF LAND LOT 132 AND THE WESTERLY RIGHT-OF-WAY OF CANTON ROAD; THENCE WEST ALONG THE NORTH LINE OF LAND LOT 132, 100 FEET TO A POINT; THENCE SOUTH 0 DEGREES, 59 MINUTES, 30 SECONDS WEST, 195.5 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SHALLOWFORD ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SHALLOWFORD ROAD, 113 FEET TO A POINT, SAID POINT BEING 230 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SHALLOWFORD ROAD AND THE WESTERLY RIGHT-OF-WAY OF CANTON ROAD; THENCE NORTH 2 DEGREES, 36 MINUTES, 29 SECONDS EAST, ALONG THE PROPERTY NOW OR FORMERLY OWNED BY JUNIOR HIGDON, 251.26 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 132, BEING THE POINT OF BEGINNING.

EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY IS THAT PORTION OF CAPTION PROPERTY CONVEYED BY CHARLES B. PHARR TO COBB COUNTY FOR THE WIDENING OF SHALLOWFORD ROAD, BY DEED RECORDED IN DEED BOOK 2030, PAGE 1, COBB COUNTY, GEORGIA RECORDS.

THIS DEED IS GIVEN SUBJECT TO ALL APPLICABLE ZONING ORDINANCES, EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL NO. 16013200240

961 Shallowford Road, Kennesaw, GA 30144

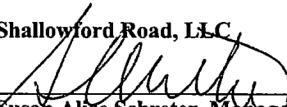
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE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

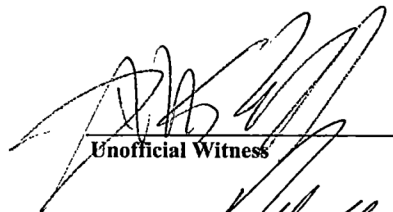
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

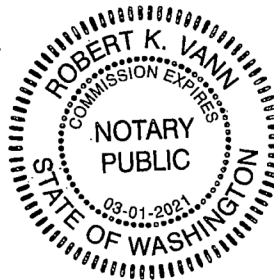
961 Shallowford Road, LLC

By: 
By: Susan Alice Schreter, Manager


Unofficial Witness


Notary Public

Deed Book 15665 Pg 4873
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.



961 Shallowford Road, Kennesaw, GA 30144