

STEPHANIE FINNIE

CLERK OF SUPERIOR COURT

NEWTON COUNTY

Real Estate Transfer Tax

Paid : \$ 950.00

PT-61 107-2025-002820

After Recording Return To:  
Strickland Turner, LLP  
P.O. Box 70  
Covington, GA 30015-0070

Map/Parcel C0210 00010 002 A00 and C0210 00010 002 B00

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF NEWTON

THIS INDENTURE, made this 21<sup>st</sup> day of August, 2025 between **Eagle Eye & Medical Clinic, Inc.**, a Georgia corporation, of the first part, hereinafter collectively called "Grantor", and **Allied Property Management, LLC**, a Georgia limited liability company, 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 the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), 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, and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, and assigns as described as follows:

**See attached Exhibit "A"**

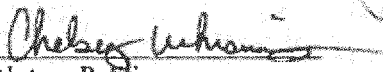
**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof to the only proper use, benefit and behalf of the said party of the second part, and assigns, forever, **IN FEE SIMPLE**.

**AND** the said party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

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

Signed, sealed and delivered  
in the presence of:

Unofficial Witness

  
Notary Public

Eagle Eye & Medical Clinic, Inc.

  
Dr. Nazir Khawaja, CEO/CFO/Secretary



**Exhibit "A"****4124 Hwy 278:**

All that tract or parcel of land lying and being in Land Lot 255 of the 9th Land District, City of Covington, Newton County, Georgia, the whole of such part of these lands having been subject to the Condominium form of ownership under the provisions of The Georgia Condominium Act by Declaration for Covington Professional Park Condominium recorded in Deed Book 706, pages 596-630, Clerk's Office, Superior Court of Newton County, Georgia, as amended by First Amendment to Declaration Covington Professional Park Condominium recorded in Deed Book 788, pages 314-321, said records, the precise property herein conveyed being identified and more particularly described in said Declaration, as amended, and in the plat thereof recorded in Condo Book 1, page 7, Clerk's Office, Superior Court of Newton County, Georgia, as Unit 4124 of Covington Professional Park Condominium, together with all the appurtenances thereto, and the description as contained in the above Declaration, as amended, plats and plans being expressly by reference incorporated herein and made a part hereof. The transfer of the aforesaid Unit herein conveyed includes, without limiting the generality of the foregoing, an undivided interest in the common areas and facilities of the condominium known as Covington Professional Park Condominium in such percentage as shown in the aforesaid Declaration, as amended.

This conveyance is subject to all the provisions of said Declaration, by-laws of the Covington Professional Park Condominium Association, Inc., and the aforesaid plats and building plans of record and the grantee assumes and agrees to observe and perform each and every provision of said documents, and any amendments thereto.

Said property being subject to and/or benefitting from all easements, restrictions, covenants, zoning ordinances, agreements and matters of survey affecting the property, if any.

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**4128 Hwy 278:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia. County of Newton, City of Covington, located in Land Lot 255 of the 9<sup>th</sup> Land District, being designated as Covington Professional Park Condominium, Unit 4128, according to a survey entitled "Condominium Survey for: Covington Professional Park Condominiums," dated January 29, 1998, prepared by Charles Harold Moss, certified by Charles Harold Moss, Georgia Registered Professional Engineer No. 8738, recorded in Condominium Plat Book 31, page 145, Clerk's Office, Newton County Superior Court. Reference to said survey is hereby made and the same is incorporated herein for a more complete description of the property conveyed.

This being the real property commonly known as 4128 Highway 278, according to the

present system of numbering properties in Newton County, Georgia.

Said property being subject to the Condominium form of ownership under the provisions of the Georgia Condominium Act by Declaration for Covington Professional Park Condominium recorded in Deed Book 706, pages 596-630, Clerk's Office, Newton County Superior Court, as amended by the First Amendment to Declaration of Covington Professional Park Condominium, dated December 22, 1998, recorded in Deed Book 788, pages 314-321, aforesaid records.

The transfer of the aforesaid Unit herein conveyed includes, without limiting the generality of the forgoing, an undivided interest in the common areas and facilities of the condominium known as Covington Professional Park Condominium in such percentage as shown in the aforesaid Declaration, as amended.

Said property being subject to and/or benefitting from all easements, restrictions, covenants, zoning ordinances, agreements and matters of survey affecting the property, if any.

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