

**Legal Description
Exhibit "A"**

Deed Book 16103 Page 5383
Filed and Recorded 12/06/22 9:52:00 AM
2022-0133432
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 2356918605
7067927936

Parcel ID: 16063000230-&-P90802571

Return Recorded Document to:
SHAFRITZ & DEAN, LLC
5825 GLENRIDGE DRIVE,
BLDG 2, STE 102
ATLANTA, GA 30328
(404) 255-8183

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP
LIMITED WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF FULTON

File #: GA-22-15336

This Indenture made this 2nd day of December, 2022 between Howard R. Stentz, Jr. and Ruth Stentz, as party or parties of the first part, hereinafter called Grantor, and Howard R. Stentz, Jr., Ruth Stentz and Lalena Wilson, as joint tenants with rights of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

See Exhibit "A" Attached HERETO AND INCORPORATED HEREIN BY REFERENCE

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

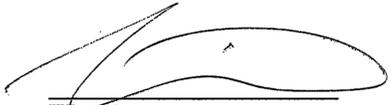
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

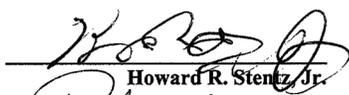
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through, and under the above-named grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

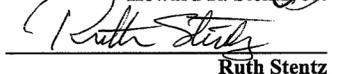
Signed, sealed and delivered in the presence of:



Witness



Howard R. Stentz, Jr.



Ruth Stentz

Notary

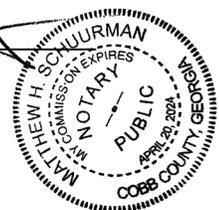


EXHIBIT A**Property 1:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 630 OF THE 16TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING BUILDING NO. 7 OF THE SANDY PLAINS EXECUTIVE CENTER, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF FIRST DRIVE AND THE EASTERLY RIGHT-OF-WAY OF SANDY PLAINS ROAD (HAVING A 70-FOOT RIGHT-OF-WAY); THENCE SOUTH 83 DEGREES 27 MINUTES 31 SECONDS EAST, A DISTANCE OF 508.21 FEET TO AN IRON PIN; THENCE SOUTH 09 DEGREES 30 MINUTES 24 SECONDS WEST, A DISTANCE OF 244.49 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 28.37 FEET TO AN IRON PIN; THENCE NORTH 81 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 66.00 FEET TO AN IRON PIN; THENCE NORTH 31 DEGREES 06 MINUTES 55 SECONDS WEST, A DISTANCE OF 15.62 FEET TO AN IRON PIN, THE SAME BEING LOCATED AT THE POINT OF BEGINNING; FROM SAID IRON PIN AND POINT OF BEGINNING, THENCE SOUTH 06 DEGREES 07 MINUTES 53 SECONDS WEST, A DISTANCE OF 39.00 FEET TO AN IRON PIN; THENCE NORTH 83 DEGREES 52 MINUTES 07 SECONDS WEST, A DISTANCE OF 89.59 FEET TO AN IRON PIN; THENCE NORTH 06 DEGREES 07 MINUTES 53 SECONDS EAST, A DISTANCE OF 39.00 FEET TO AN IRON PIN; THENCE 83 DEGREES 52 MINUTES 07 SECONDS EAST, A DISTANCE OF 89.59 FEET TO AN IRON PIN, THE SAME BEING LOCATED AT THE POINT OF BEGINNING, AS SHOWN AND RECORDED AT PLAT BOOK 118, PAGE 4, COBB COUNTY RECORDS; BEING KNOWN AS 2440 SANDY PLAINS ROAD, BUILDING 7, MARIETTA, GEORGIA 30062, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA.

TOGETHER WITH all rights granted by Declaration of Covenants, Restrictions and Easements for Sandy Plains Executive Centre, Inc. by Frank L. Garner and Freddie Gamer, dated, 1987, filed for record August 21, 1987 at 11:59 a.m., recorded in Deed Book 4612, Page 520, Records of Cobb County, Georgia, as amended by Amendment to the Declaration of Covenants, Restrictions and Easements for Sandy Plains Executive Centre, Inc. by Frank L. Garner, Freddie Garner, Smyrna Bank and Trust and BBK, Inc., dated September 4, 1987, filed for record November 24, 1987 at 10:43 a.m., recorded in Deed Book 4725, Page 525, aforesaid Records, and as further amended by Amendment and Correction of Declaration of Covenants, Restrictions and Easements for Sandy Plains Executive Centre, Inc. by Frank Garner a/k/a Frank L. Garner and Fred Gamer a/k/a Freddie Garner, dated November 25, 1987, filed for record December 1, 1987 at 12:50 p.m., recorded in Deed Book 4730, Page 476, aforesaid Records, and as further amended by Second Amendment to the Declaration of Covenants, Restrictions and Easements for Sandy Plains Executive Centre, Inc. by Fred Garner and Frank Garner, dated November 18, 1988, filed for record December 15, 1988 at 1:22 p.m., recorded in Deed Book 5178, Page 266, aforesaid Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 630 of the 16th District, 2nd Section of Cobb County and being a part of the common area surrounding Building 7 of the Sandy Plains Executive Centre, as more particularly described as follows:

TO FIND THE POINT OF BEGINNING begin at the intersection of the southerly right of way of First Drive and the easterly right of way of Sandy Plains Road (having a 70 feet right of way), running thence South 83 degrees 27 minutes 31 seconds East a distance of 508.21 feet to a point, running thence South 09 degrees 30 minutes 24 seconds West a distance of 244.49 feet to a point, running thence South 89 degrees 48 minutes 24 seconds West a distance of 28.37 feet to a point, running thence North 81 degrees 18 minutes 35 seconds West a distance of 66.0 feet to a point, running thence North 31 degrees 06 minutes 55 seconds West a distance of 15.62 feet to an iron pin, running thence North 83 degrees 52 minutes 07 seconds West a distance of 89.59 feet to a nail set in concrete, running thence South 06 degrees 07 minutes 53 seconds West a distance of 39.00 feet to an iron pin, running thence South 83 degrees 52 minutes 07 seconds East a distance of 13.40 feet to the point of beginning. From said Point of Beginning running thence South 83 degrees 52 minutes 07 seconds East a distance of 35.9 feet to a point, running thence South 09 degrees 41 minutes 32 seconds west a distance of 6.60 feet to a point, running thence North 80 degrees 18 minutes 28

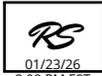
Deed Book 16103 Page 5385
Connie Taylor
Clerk of Superior Court

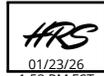
seconds West a distance of 35.8 feet to a point, running thence North 09 degrees 41 minutes 32 seconds East a distance of 4.40 feet to the point of beginning.

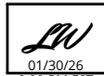
Tax ID#: 16063000230 & P90802571

Subject to any Easements or Restrictions of Record.

Sellers' Initials:


01/23/26
3:08 PM EST
dotloop verified


01/23/26
1:53 PM EST
dotloop verified


01/30/26
9:29 PM EST
dotloop verified