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SELLERS & WARREN, P.C.
ATTORNEYS AT LAW
115 Woodland Way, Suite 100
Canton, GA 30114

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

File #: **212297**

THIS INDENTURE made this **18th** day of **June, 2021**, between **Roach Properties, LLC** of the County of **Cherokee, State of Georgia**, as party or parties of the first part, hereinunder called Grantor, and **John Michael Macho and Amanda Brooke Macho**, as joint tenants with right of survivorship and not as tenants in common, 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 NO/100 DOLLARS (\$10.00)** and other good and valuable considerations 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:

See Exhibit "A" attached hereto and incorporated herein by reference thereto.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 Grantee, forever in **FEE SIMPLE**.

AND THE SAID party of the first part, for its 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, its heirs, successors and/or assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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:




Witness

Roach Properties, LLC



Michael Bryan Roach Member/Manager (Seal)



Notary Public

(Seal)

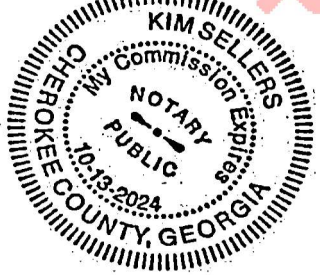


EXHIBIT "A"

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 260 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA BEING THAT CERTAIN 3.683 ACRES AS SHOWN ON THAT SURVEY FOR MARY EVELYN MCLAUGHLIN BY ROBERT J. CAGLE GRLS NO. 2192, DATED MAY 18, 1994, A COPY BEING ATTACHED AS EXHIBIT "B" WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING START AT THE INTERSECTION OF LAND LOTS 259, 260, 281 AND 282, FORESAID DISTRICT AND SECTION, THEN PROCEED NORTH 87 DEGREES 37 MINUTES 56 SECONDS EAST 1039.44 FEET TO A 1 ¼ INCH OPEN CRIMP-PIPE FOUND AND THE TRUE POINT OF BEGINNING, THENCE PROCEED SOUTH 00 DEGREES 01 MINUTES 32 SECONDS EAST 459.93 FEET TO A 1 INCH OPEN PIPE FOUND AT A 16 INCH RED OAK TREE, THENCE ALONG THE PROPERTY BELONGING TO JACKSON HARRIS NORTH 82 DEGREES 33 MINUTES 45 SECONDS WEST 226.14 FEET TO A ¼ INCH OPEN PIPE FOUND, THENCE ALONG THE CENTERLINE OF A STREAM AND FOLLOWING THE MEANDERINGS THEREOF THE FOLLOWING COURSES AND DISTANCES:

NORTH 14 DEGREES 12 MINUTES 30 SECONDS WEST 9.56 FEET; THENCE NORTH 77 DEGREES 13 MINUTES 09 SECONDS WEST 16.42 FEET; THENCE NORTH 73 DEGREES 48 MINUTES 23 SECONDS WEST 31.52 FEET; THENCE NORTH 31 DEGREES 49 MINUTES 29 SECONDS WEST 21.07 FEET; THENCE NORTH 65 DEGREES 19 MINUTES 47 SECONDS WEST 13.14 FEET; THENCE NORTH 28 DEGREES 42 MINUTES 37 SECONDS WEST 41.63 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 58 SECONDS WEST 42.56 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 10 SECONDS EAST 49.45 FEET; THENCE NORTH 28 DEGREES 39 MINUTES 23 SECONDS WEST 30.36 FEET; THENCE NORTH 20 DEGREES 59 MINUTES 19 SECONDS WEST 51.19 FEET; THENCE NORTH 26 DEGREES 40 MINUTES 59 SECONDS WEST 43.55 FEET; THENCE NORTH 31 DEGREES 28 MINUTES 28 SECONDS WEST 30.47 FEET; THENCE NORTH 08 DEGREES 01 MINUTES 40 SECONDS WEST 45.99 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 37 SECONDS WEST 25.54 FEET; THENCE NORTH 12 DEGREES 56 MINUTES 32 SECONDS WEST 14.66 FEET; THENCE NORTH 05 DEGREES 38 MINUTES 26 SECONDS EAST 12.54 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 52 SECONDS WEST 15.49 FEET; THENCE NORTH 16 DEGREES 10 MINUTES 43 SECONDS EAST 20.35 FEET; THENCE NORTH 10 DEGREES 43 MINUTES 12 SECONDS WEST 12.05 FEET TO A POINT ON THE LINE DIVIDING LAND LOT 259 AND 260, THENCE SOUTH 86 DEGREES 46 MINUTES 33 SECONDS EAST 410.94 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 260 of the 14th District, 2nd Section, Cherokee County, Georgia being designated as "OUT" and divided by Page Place with the northern portion of said tract being identified as 0.12 acre designated as "Out" and the southern portion of said tract being identified as 0.03 acre designated as "Out" on that plat of Page Place Subdivision, recorded at Plat Book 40, Page 48, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto.

Exhibit B

