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OCONEE COUNTY, GA


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PT-61 108-2022-115

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After recording, return to:

Gray Pannell & Woodward LLP
336 Hill Street
Athens, Georgia 30601
Attn: James R. Woodward, Esq.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF OCONEE

THIS INDENTURE, made this 8th day of February, 2022, between EPPS BRIDGE CENTRE II CWC, L.L.C., a Missouri limited liability company, (hereinafter called "GRANTOR"), and the OCONEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, (hereinafter called "GRANTEE").

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION (\$10.00), 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 GRANTEE the property described on Exhibit "A" attached hereto and by reference made a part hereof.

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 GRANTEE, forever, in FEE SIMPLE, subject only to those matters described on Exhibit "B" attached hereto and by reference made a part hereof.

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 claiming by, through, or under GRANTOR, but not otherwise, except for those matters described on Exhibit

“B” attached hereto.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

[Signatures appear on the following page]

IN WITNESS WHEREOF, the said GRANTOR has caused this Limited Warranty Deed to be executed by the duly authorized manager and its company seal to be affixed hereto, the day and year above written.

Signed, sealed and delivered in presence of:

EPPS BRIDGE CENTRE II CWC, L.L.C., a Missouri limited liability company


By: **OCONEE 316 ASSOCIATES, LLC**, a Georgia limited liability company, as sole Manager



Unofficial Witness



Notary Public
My Commission Expires:

By: 

Name: Frank M. Bishop
Title: Manager

(SEAL)

(NOTARY SEAL)

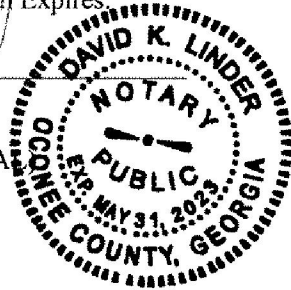


EXHIBIT "A"

Legal Description of Leased Land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GEORGIA MILITIA DISTRICT 1331, OCONEE COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE EAST SIDE OF THE MITERED INTERSECTION WITH THE NORTHERN RIGHT OF WAY OF OCONEE CONNECTOR HAVING A VARIABLE RIGHT OF WAY AND THE EASTERN RIGHT OF WAY LINE OF PLAZA PARKWAY AND THENCE RUN ALONG SAID MITER NORTH 52 DEGREES 37 MINUTES 16 SECONDS WEST A DISTANCE OF 92.82 FEET TO A 5/8-INCH REBAR SET ON SAID EASTERN RIGHT OF WAY; THENCE RUN ALONG SAID EASTERN RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 766.20 FEET, AN ARC DISTANCE OF 637.68 FEET TO A 5/8-INCH REBAR SET, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 39 DEGREES 13 MINUTES 18 SECONDS WEST, HAVING A CHORD DISTANCE OF 619.44 FEET; THENCE CONTINUE NORTH 63 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 144.93 FEET TO A 5/8-INCH REBAR SET; THENCE CONTINUE NORTH 63 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 107.00 FEET TO A 5/8-INCH REBAR SET; THENCE CONTINUE NORTH 63 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 157.25 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT OF WAY AND RUN NORTH 31 DEGREES 30 MINUTES 06 SECONDS EAST A DISTANCE OF 775.91 FEET TO A 3/4-INCH IRON ROD FOUND; THENCE SOUTH 69 DEGREES 12 MINUTES 16 SECONDS EAST A DISTANCE OF 551.57 FEET TO A 3/4-INCH IRON ROD FOUND; THENCE NORTH 24 DEGREES 00 MINUTES 44 SECONDS EAST A DISTANCE OF 181.52 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 72 DEGREES 39 MINUTES 23 SECONDS EAST A DISTANCE OF 354.65 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 17 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 462.83 FEET TO A PK NAIL SET; THENCE SOUTH 72 DEGREES 39 MINUTES 23 SECONDS EAST A DISTANCE OF 28.13 FEET TO A 5/8-INCH PK NAIL SET; THENCE SOUTH 17 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 254.17 FEET TO A PK NAIL SET; THENCE SOUTH 81 DEGREES 33 MINUTES 24 SECONDS EAST A DISTANCE OF 30.43 FEET TO A PK NAIL SET; THENCE SOUTH 17 DEGREES 02 MINUTES 46 SECONDS WEST A DISTANCE OF 208.44 FEET TO A PK NAIL SET; THENCE SOUTH 26 DEGREES 56 MINUTES 50 SECONDS WEST A DISTANCE OF 76.68 FEET TO A PK NAIL SET; THENCE SOUTH 62 DEGREES 20 MINUTES 38 SECONDS WEST A DISTANCE OF 18.89 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 17 DEGREES 20 MINUTES 37 SECONDS WEST A DISTANCE OF 283.06 FEET TO A 5/8-INCH REBAR SET ON SAID NORTHERN RIGHT OF WAY; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1029.93 FEET, AN ARC DISTANCE OF 149.65 FEET TO A 5/8-INCH REBAR SET, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 37 MINUTES 45 SECONDS WEST, HAVING A CHORD DISTANCE OF 149.52 FEET WITH SAID REBAR SET BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL TO CONTAIN 23.840 ACRES.

[Limited Warranty Deed]

EXHIBIT "B"

Permitted Exceptions

1. Declaration of Easements, Covenants and Restrictions by Oconee 316 Associates, LLC dated February 10, 2017, recorded at Deed Book 1372, page 309, with the Records of Oconee County, Georgia, as affected by that certain First Amendment to Declaration of Easements, Covenants and Restrictions, dated August 25, 2021, recorded at Deed Book 1652, page 464, aforesaid records.
2. Lease as evidenced by that certain Memorandum of Lease by and between Oconee 316 Associates, LLC and Hobby Lobby Stores, Inc., dated February 14, 2017, recorded at Deed Book 1372, page 598, aforesaid records, as affected by that certain First Amendment to Memorandum of Lease by and between Epps Bridge Centre II, LLC and Hobby Lobby Stores, Inc., dated August 25, 2021, recorded at Deed Book 1652, page 456, aforesaid records.
3. Easement Agreement from The Evelyn and Frank Gordy Family Partnership, L.P. to Oconee County, dated April 21, 2015, recorded at Deed Book 1282, page 641, aforesaid records.
4. Stormwater Management Inspection and Maintenance Agreement dated January 2, 2018 by and between Epps Bridge Centre II, LLC and Oconee County, recorded at Deed Book 1419, page 233, aforesaid records.
5. Administrative Subdivision Plat for Epps Bridge Centre II (Phase I Administrative Recombination Plat) recorded in Book 2021, page 135, aforesaid records.