

Property Overview

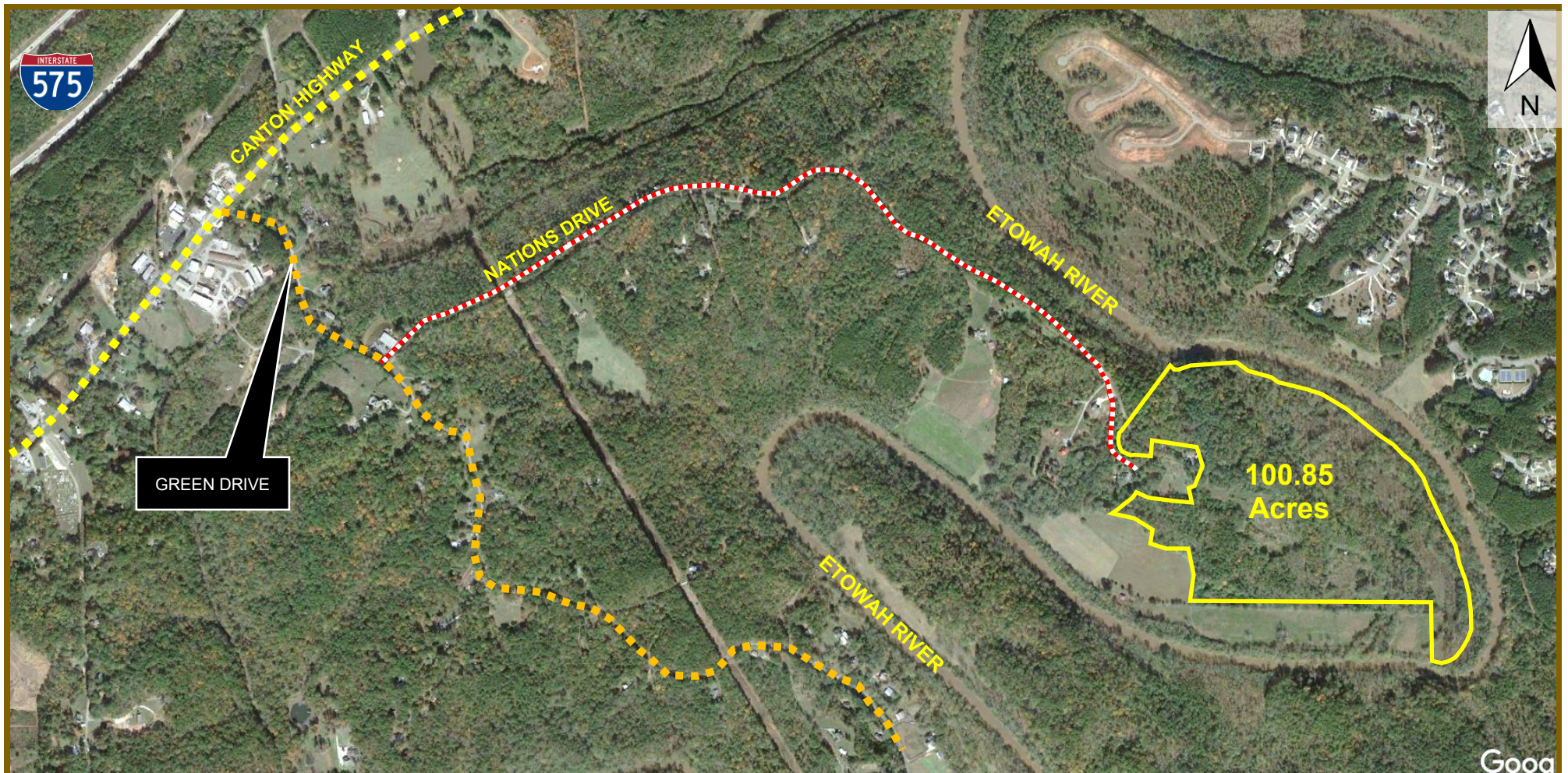
100.85 ACRES

1735 NATIONS DRIVE – CANTON, GA 30114

PROPERTY OF: NACOOCHEE CORPORATION (52%) and THE HANOVER 2021 DYNASTY TRUST (48%)*

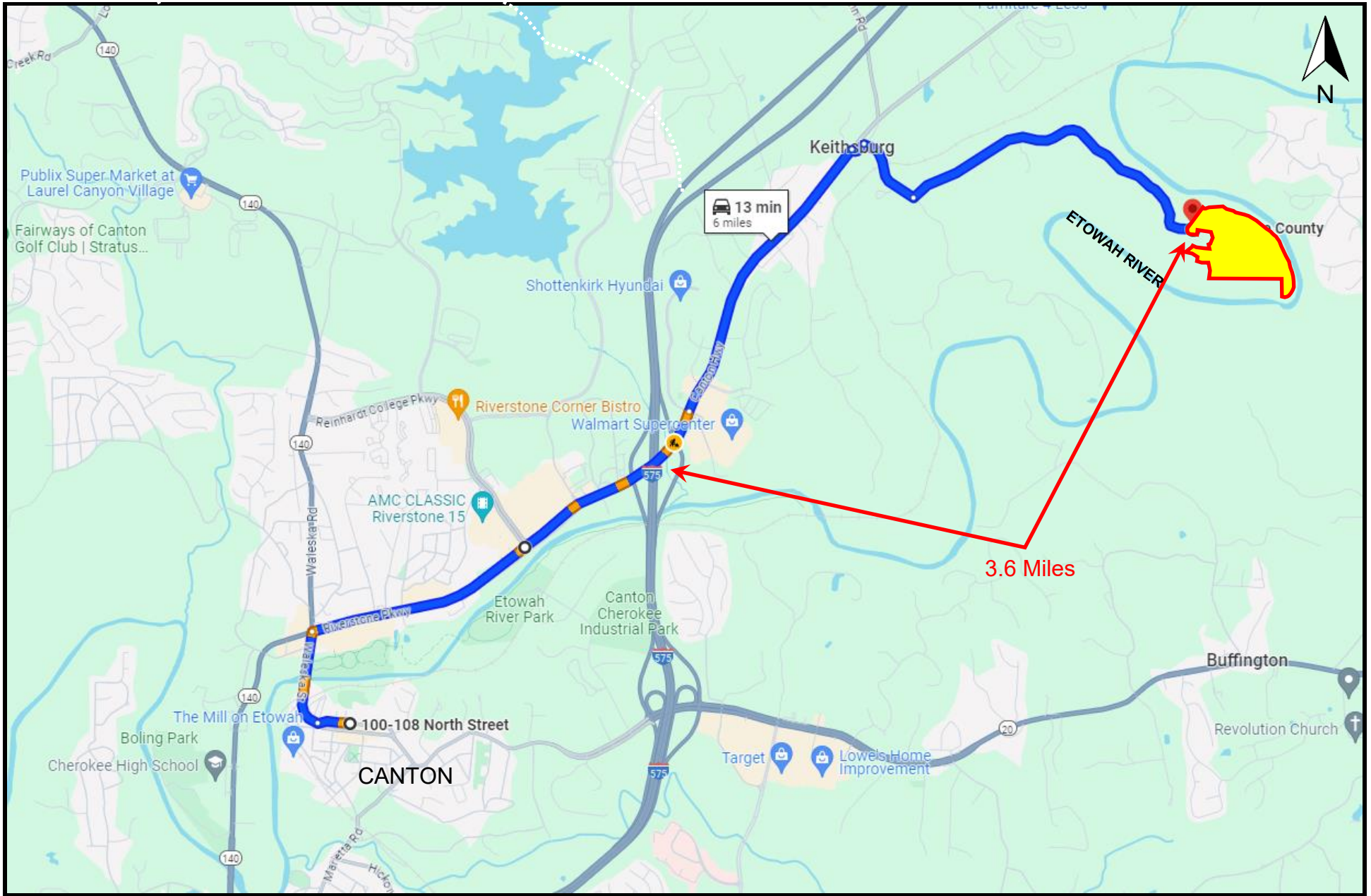
CHEROKEE COUNTY, GEORGIA PARCEL ID: 14N28 066 & 14N280 66C

* W. RAY SIMMONS AS TRUSTEE OF THE HANOVER 2021 DYNASTY TRUST



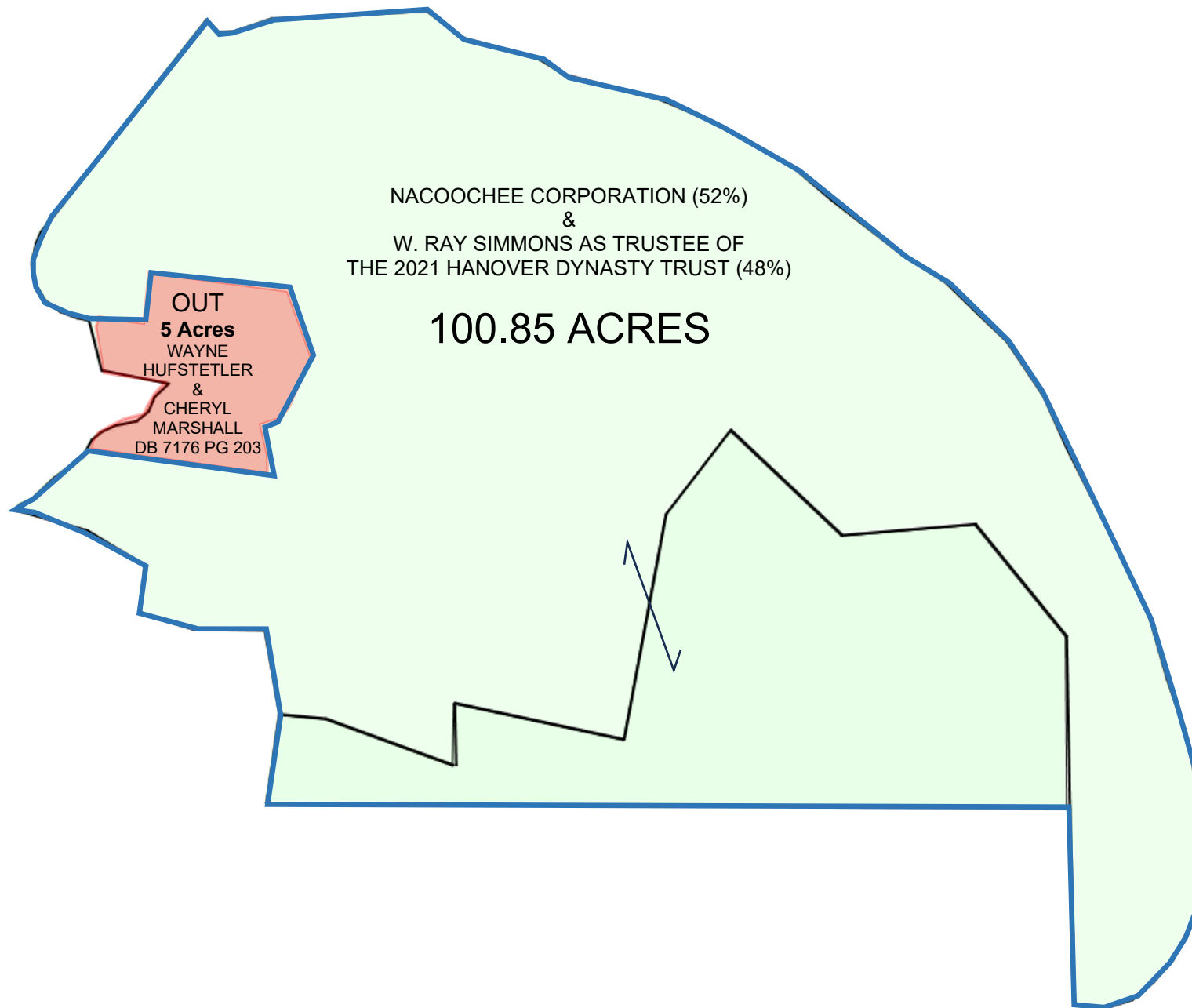
Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

LOCATION

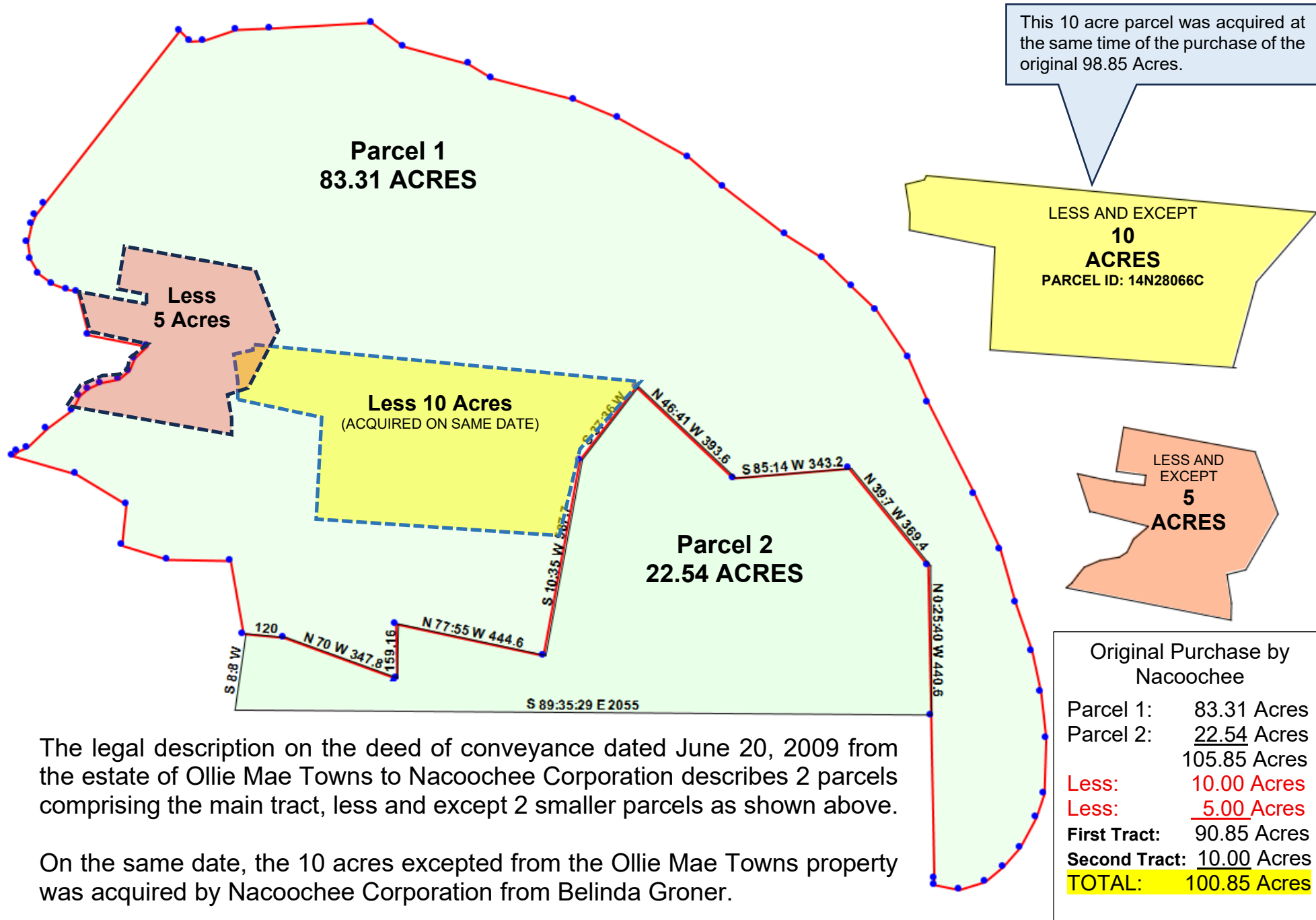


The “Nations Drive” property is located **6 miles northeast of downtown Canton, Georgia**, by way of Riverstone Parkway (aka Canton – Ballground Highway), Green Drive and Nations Drive. **It is 3.6 miles from the intersection of the I-575 – Riverstone Pkwy interchange, exit 20.**

CURRENT OWNERSHIP



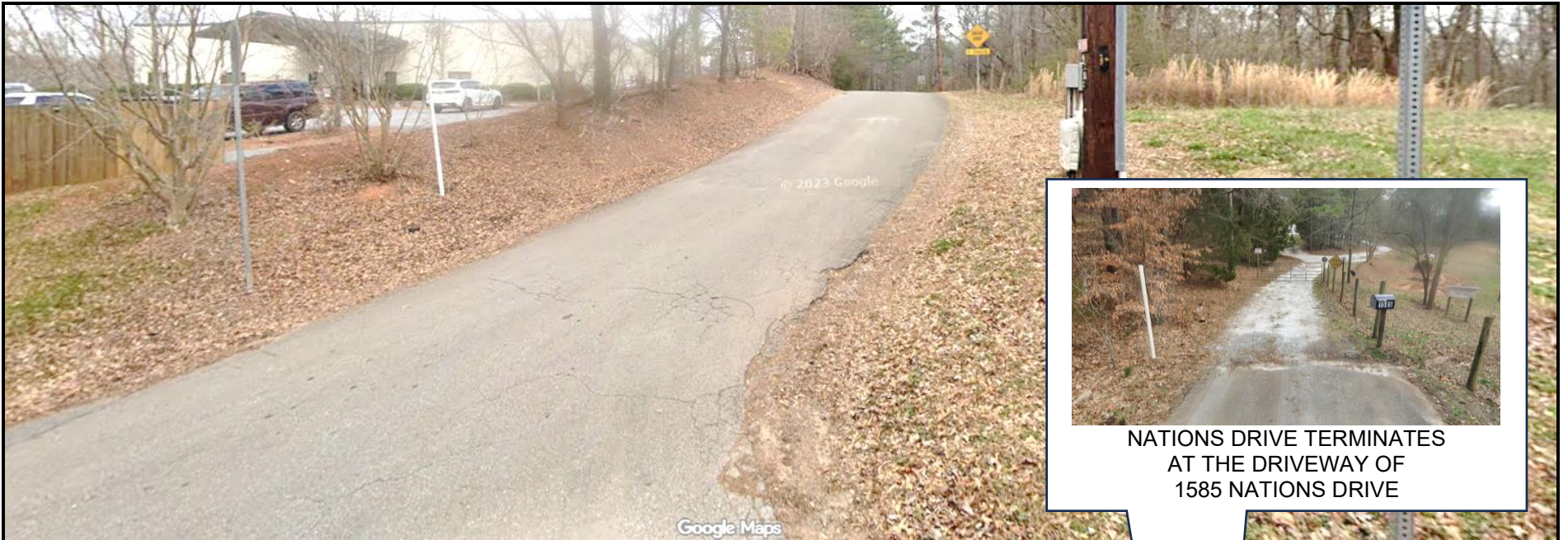
PURCHASE HISTORY



The legal description on the deed of conveyance dated June 20, 2009 from the estate of Ollie Mae Towns to Nacoochee Corporation describes 2 parcels comprising the main tract, less and except 2 smaller parcels as shown above.

On the same date, the 10 acres excepted from the Ollie Mae Towns property was acquired by Nacoochee Corporation from Belinda Groner.

GROUND PHOTOS NATIONS DRIVE



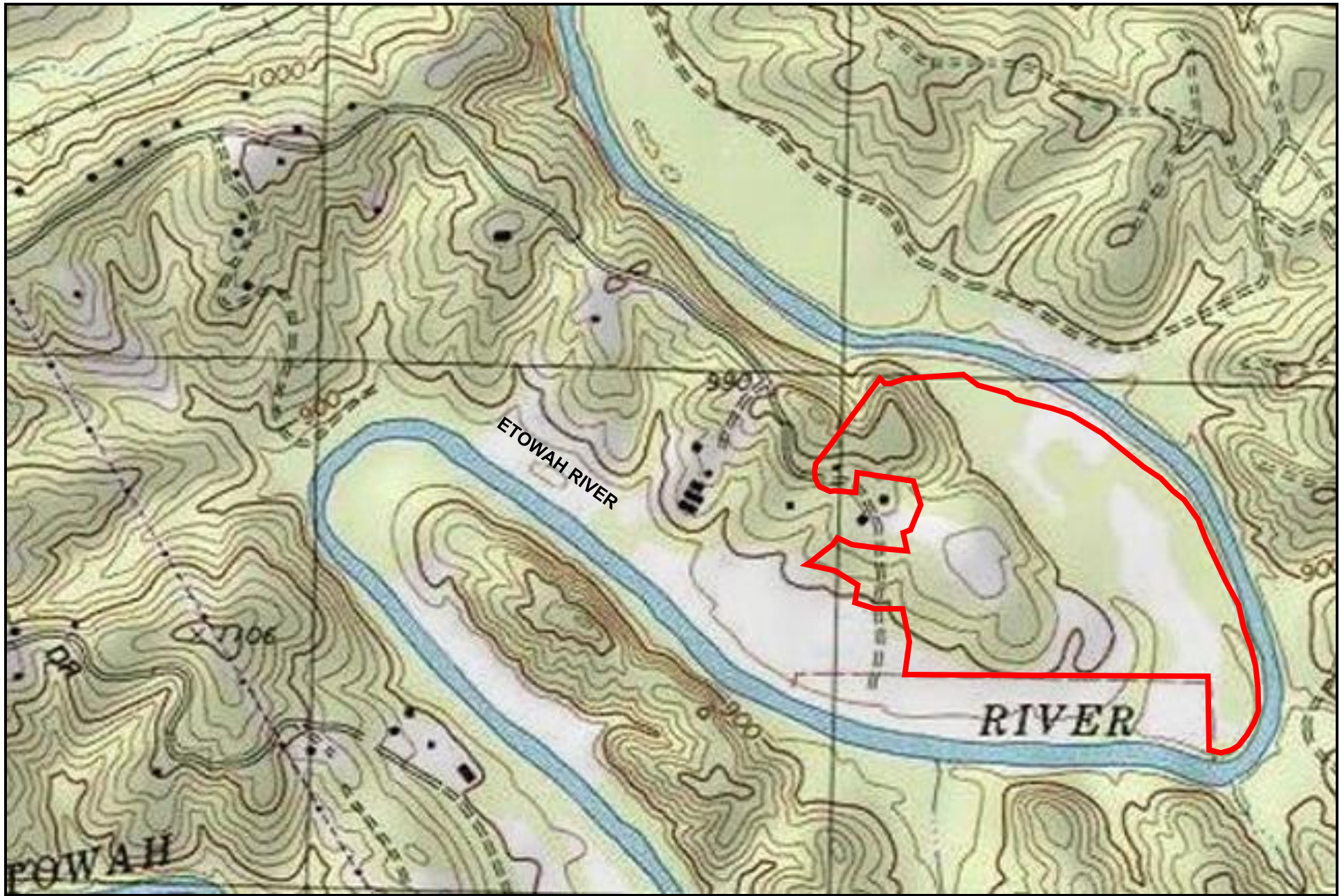
NATIONS DRIVE TERMINATES
AT THE DRIVEWAY OF
1585 NATIONS DRIVE

NATIONS DRIVE BEGINS AT GREEN DRIVE

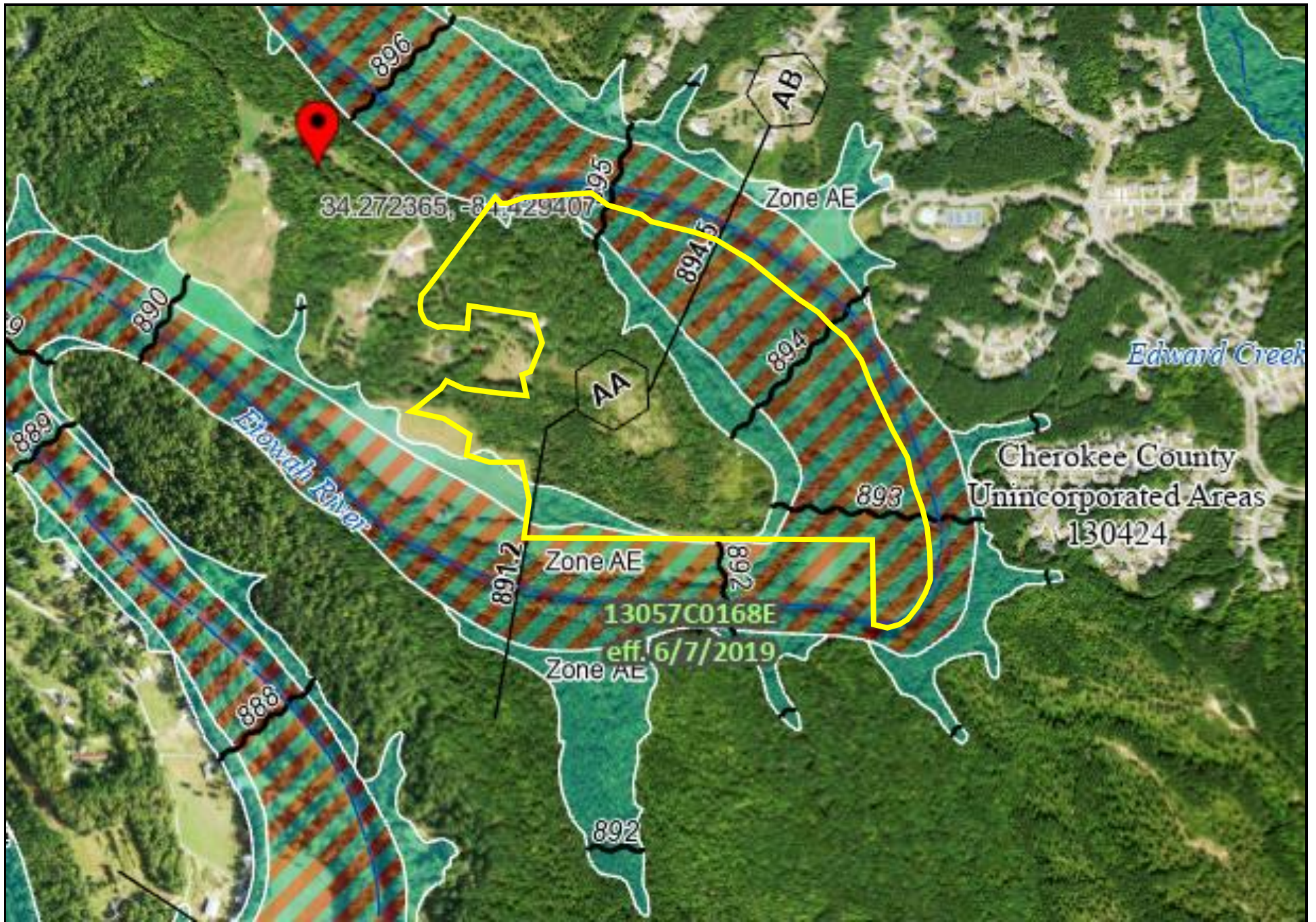


1.5 MILES TO THE SUBJECT PROPERTY

TOPOGRAPHY



FLOOD HAZARD



PROPERTY TAXES

2025 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

NACOOCHEE CORP &
SIMMONS W RAY AS TRUSTEE
322 HOMESTEAD CIR NW
KENNESAW, GA 30144

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-90944	11/15/2025	\$0.00	\$5,490.65	\$0.00	Paid 10/29/2025

Map: 14N28 066

Printed: 11/06/2025

Location: NATIONS DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

90.85
Acres



Tax Payer: NACOOCHEE CORP &
Map Code: 14N28 066 Real
Description: LL 314 315 14TH D
Location: NATIONS DR
Bill No: 2025-90944
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	522,900.00	93.0000	\$522,900.00	11/15/2025			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$522,900	\$209,160	\$0	\$209,160	0.000000	\$0.00	\$0.00
COUNTY M&O	\$522,900	\$209,160	\$0	\$209,160	5.153000	\$0.00	\$1,077.80
SCHOOL M&O	\$522,900	\$209,160	\$0	\$209,160	16.450000	\$0.00	\$3,440.68
SCHOOL BOND	\$522,900	\$209,160	\$0	\$209,160	1.500000	\$0.00	\$313.74
PARKS BOND	\$522,900	\$209,160	\$0	\$209,160	0.260000	\$0.00	\$54.38
COUNTY WIDE FIRE DIST	\$522,900	\$209,160	\$0	\$209,160	2.888000	\$0.00	\$604.05
INS PREMIUM CREDIT	\$522,900	\$209,160	\$0	\$209,160	0.000000	\$0.00	\$0.00
TOTALS					26.251000	\$0.00	\$5,490.65

2025 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

NACOOCHEE CORP &
SIMMONS W RAY AS TRUSTEE
322 HOMESTEAD CIR NW
KENNESAW, GA 30144

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2025-90945	11/15/2025	\$0.00	\$1,653.81	\$0.00	Paid 10/29/2025

Map: 14N28 066 C

Printed: 11/06/2025

Location: 1755 NATIONS DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

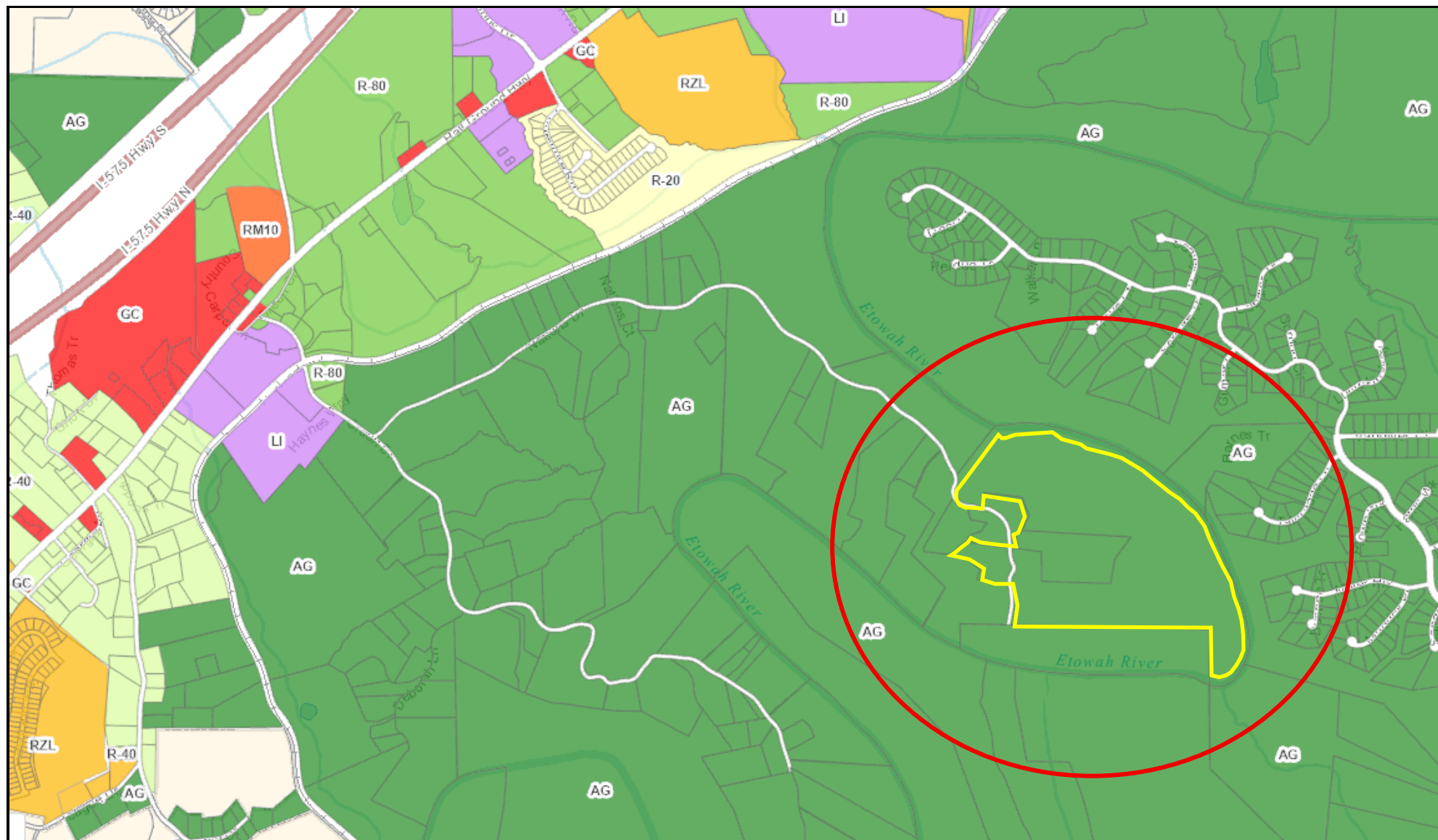
10
Acres



Tax Payer: NACOOCHEE CORP &
Map Code: 14N28 066 C Real
Description: LL 315; 14TH D PB 69 PG 192
Location: 1755 NATIONS DR
Bill No: 2025-90945
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
2,500.00	155,000.00	10.0000	\$157,500.00	11/15/2025			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$157,500	\$63,000	\$0	\$63,000	0.000000	\$0.00	\$0.00
COUNTY M&O	\$157,500	\$63,000	\$0	\$63,000	5.153000	\$0.00	\$324.64
SCHOOL M&O	\$157,500	\$63,000	\$0	\$63,000	16.450000	\$0.00	\$1,036.35
SCHOOL BOND	\$157,500	\$63,000	\$0	\$63,000	1.500000	\$0.00	\$94.50
PARKS BOND	\$157,500	\$63,000	\$0	\$63,000	0.260000	\$0.00	\$16.38
COUNTY WIDE FIRE DIST	\$157,500	\$63,000	\$0	\$63,000	2.888000	\$0.00	\$181.94
INS PREMIUM CREDIT	\$157,500	\$63,000	\$0	\$63,000	0.000000	\$0.00	\$0.00
TOTALS					26.251000	\$0.00	\$1,653.81

CHEROKEE COUNTY ZONING MAP



7.1-1 General Agricultural District (AG). The purpose of this district is to maintain the integrity of agricultural activities predominate in the rural area of Cherokee County. Within the district, the subdivision of land for suburban development is discouraged, while agriculture and livestock production are strongly encouraged in order to maintain the rural character of these areas. Onsite sales should be limited to live animals, plants and produce that have been raised on the property, unless this Ordinance specifically provides for limited related commercial activities for particular uses. (Ord. No. 2018-O-003, 04/03/2018)

VALUATIONS

2009 LAND PURCHASE:

90.85 Acres	\$397,200	\$ 4,373 Per Acre
10.00 Acres	\$100,000	\$ 10,000 Per Acre
100.85 Acres	\$497,200	\$ 4,930 Per Acre

CPI Inflation Calculator

\$

in 2009

has the same buying power as

\$748,705.61

in 2025

\$7,424/Acre

	90.85 AC PROPERTY TAX	10 AC PROPERTY TAX	TOTAL ANNUAL PROPERTY TAX PAYMENT	CASH FLOW	PURCHASE/SALE PRICE PER ACRE
2009	INITIAL INVESTMENT:			-\$497,200	\$4,972
2010	\$4,816	\$1,637	\$6,453	-\$6,453	
2011	\$4,338	\$1,478	\$5,816	-\$5,816	
2012	\$3,822	\$1,307	\$5,129	-\$5,129	
2013	\$3,309	\$1,011	\$4,320	-\$4,320	
2014	\$3,435	\$1,048	\$4,483	-\$4,483	
2015	\$3,789	\$1,152	\$4,941	-\$4,941	
2016	\$3,752	\$1,141	\$4,893	-\$4,893	
2017	\$4,243	\$1,287	\$5,530	-\$5,530	
2018	\$4,210	\$1,277	\$5,487	-\$5,487	
2019	\$4,185	\$1,270	\$5,455	-\$5,455	
2020	\$4,185	\$1,270	\$5,455	-\$5,455	
2021	\$4,181	\$1,268	\$5,449	-\$5,449	
2022	\$4,646	\$1,404	\$6,050	-\$6,050	
2023	\$4,594	\$1,388	\$5,982	-\$5,982	
2024				-\$6,000	
			SALE PRICE:	\$1,000,000	\$10,000
INTERNAL RATE OF RETURN:				3.71%	

Sale Price: \$1,000,000
\$10,000 Per Acre
3.71% Return on Investment

	90.85 AC PROPERTY TAX	10 AC PROPERTY TAX	TOTAL ANNUAL PROPERTY TAX PAYMENT	CASH FLOW	PURCHASE/SALE PRICE PER ACRE
2009	INITIAL INVESTMENT:			-\$497,200	\$4,972
2010	\$4,816	\$1,637	\$6,453	-\$6,453	
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2016	\$3,752	\$1,141	\$4,893	-\$4,893	
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2021	\$4,181	\$1,268	\$5,449	-\$5,449	
2022	\$4,646	\$1,404	\$6,050	-\$6,050	
2023	\$4,594	\$1,388	\$5,982	-\$5,982	
2024				-\$6,000	
			SALE PRICE:	\$2,000,000	\$20,000
INTERNAL RATE OF RETURN:				8.50%	

Sale Price: \$ 2,000,000
\$20,000 Per Acre
8.50% Return on Investment

	90.85 AC PROPERTY TAX	10 AC PROPERTY TAX	TOTAL ANNUAL PROPERTY TAX PAYMENT	CASH FLOW	PURCHASE/SALE PRICE PER ACRE
2009	INITIAL INVESTMENT:			-\$497,200	\$4,972
2010	\$4,816	\$1,637	\$6,453	-\$6,453	
2011	\$4,338	\$1,478	\$5,816	-\$5,816	
2012	\$3,822	\$1,307	\$5,129	-\$5,129	
2013	\$3,309	\$1,011	\$4,320	-\$4,320	
2014	\$3,435	\$1,048	\$4,483	-\$4,483	
2015	\$3,789	\$1,152	\$4,941	-\$4,941	
2016	\$3,752	\$1,141	\$4,893	-\$4,893	
2017	\$4,243	\$1,287	\$5,530	-\$5,530	
2018	\$4,210	\$1,277	\$5,487	-\$5,487	
2019	\$4,185	\$1,270	\$5,455	-\$5,455	
2020	\$4,185	\$1,270	\$5,455	-\$5,455	
2021	\$4,181	\$1,268	\$5,449	-\$5,449	
2022	\$4,646	\$1,404	\$6,050	-\$6,050	
2023	\$4,594	\$1,388	\$5,982	-\$5,982	
2024				-\$6,000	
			SALE PRICE:	\$2,474,000	\$24,740
INTERNAL RATE OF RETURN:				10.00%	

Sale Price: \$ 2,474,000
\$24,740 Per Acre
10.00% Return on Investment

CHEROKEE COUNTY
2025 LAND VALUATIONS

25.65 ACRES
Land: \$393,200
\$15,329/Ac

16.66 ACRES
Land \$249,800
\$14,994/Ac

THIS 881.74 ACRE TRACT
WAS PURCHASE BY
GOVERNORS FARM
DECEMBER 30, 1998 FOR
\$2,585,100 (\$3,000/AC)

RESIDENCES RANGE FROM
\$600,000 TO \$1,200,000+
WITH THE
PREPONDERANCE SELLING
BETWEEN
\$700,000 AND \$850,000

5 ACRES
LAND \$127,800
\$25,560/Ac

10 ACRES
LAND \$157,500
\$15,750/Ac

31.4 ACRES
LAND: \$922,800
\$30.355/Acre

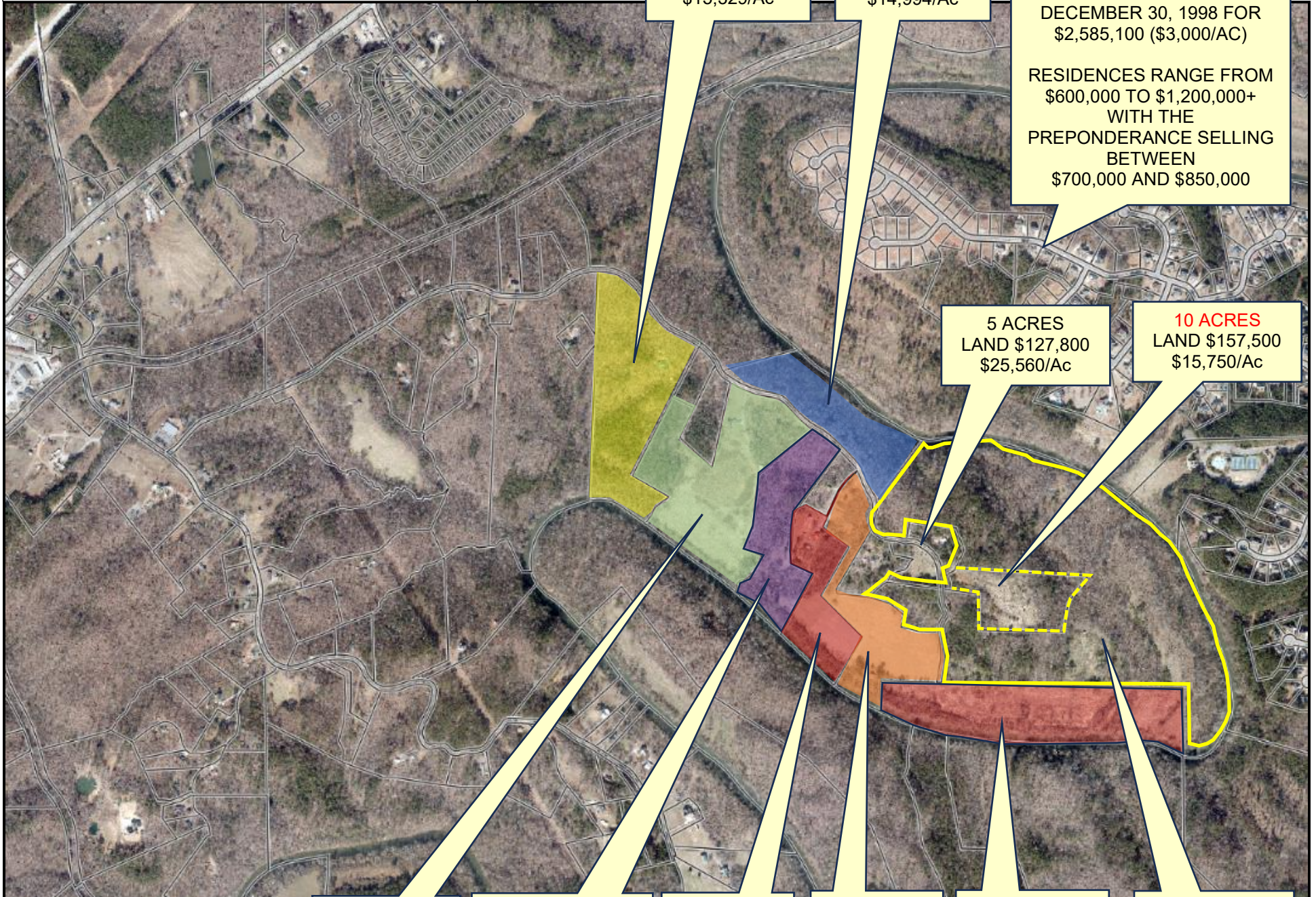
14.6 ACRES
LAND \$286,100
\$19,596/Ac

12.8 ACRES
LAND \$376,100
\$29,383/Ac

16 ACRES
LAND \$462,600
\$28,912/Ac

24 ACRES
LAND \$81,700
\$3,304/Ac

90 ACRES
LAND \$522,900
\$5,810/Ac



AERIAL PHOTOGRAPH



DEEDS, PLATS AND LEGAL DESCRIPTIONS

Deed Book **10693** Pg **91**
Filed and Recorded 6/26/2009 10:06:46 AM

Return to:
KANE THOMAS & BROWN, LLC
241 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
FILE #09-0424W

Transfer Tax \$397.20
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, Made this 20th day of June, 2009 between WYLENE J. IVIE, AS EXECUTOR OF THE ESTATE OF THE LAST WILL AND TESTAMENT OF OLLIE MAE TOWNS, DATED OCTOBER 25, 2005, DECEASED OF DEKALB COUNTY, GEORGIA, of the first part, and NACOCHEE CORPORATION of the County of CHEROKEE and State of Georgia, of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of \$10.00, in hand paid at and before the sealing and delivery of the presents, these receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented 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 LYING AND BEING IN LAND LOTS 298 AND 315 OF THE 14TH DISTRICT, 2ND SECTION,, CHEROKEE COUNTY, GEORGIA AND IN ORIGINAL LAND LOTS 720 AND 721 OF THE 3RD DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF;

Subject to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD the said bargained premises, 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 party of the second part, his heirs and assigns forever in fee simple.

And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed, and delivered in the presence of:

Wylene J. Ivie (Seal)
WYLENE J. IVIE, EXECUTOR OF THE
ESTATE OF THE LAST WILL AND
TESTAMENT DATED OCTOBER 25,
2005, DECEASED OF DEKALB COUNTY,
GEORGIA
*OF OLLIE MAE TOWNS

[Signature]
WITNESS

NOTARY PUBLIC, State of Georgia
My Commission Expires



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 298 & 315, 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND AS DESCRIBED IN DEED BOOK 96, PAGE 484 AS DESCRIBED BELOW:

all that tract or parcel of

land lying and being in original Land Lots Numbers 298 and 315 of the 14th District and 2nd Section of Cherokee County, Georgia and in original Land Lots Numbers 720 and 721 of the 3rd District and 2nd Section of Cherokee County, Georgia, containing in the aggregate 84.15 acres and being more particularly described as follows: BEGINNING at an iron pin located at the original south-east corner of Land Lot No. 315 of said 14th District and 2nd Section, which is also the southwest corner of Land Lot No. 720 of the 3rd District and 2nd Section of said county, thence north 1° 07' west 440.6 feet to an iron pin located on the district line dividing the 14th District from the 3rd District in the 2nd Section of said County, thence north 39° 07' west 369.4 feet to an iron pin located in Land Lot No. 315 of said 14th District, 2nd Section of Said County, thence south 85° 14' west 343.2 feet to an iron pin, thence north 46° 41' west 393.6 feet to an iron pin, thence south 37° 36' west 271.8 feet to an iron pin, thence south 10° 35' west 587.7 feet to an iron pin, thence north 77° 55' west 444.6 feet to the center of a ditch, thence a southerly direction along the center of said ditch 151.8 feet to an iron pin, thence north 70° 00' west 347.8 feet to an iron pin, thence north 84° 41' west 120.0 feet to an iron pin located on the east side of the public road, thence along the east side of said public road north 10° 01' west 218.8 feet to an iron pin, thence along a terrace row north 88° 57' west 185.8 feet to a point, thence continuing along said terrace row north 72° 47' west 141.0 feet to an iron pin located on the original north and south line on the west side of Land Lot No. 315, thence north 5° 58' east 121.6 feet to an iron pin, thence north 58° 49' west 172.5 feet to a rock corner located in original Land Lot No. 298 of the said 14th District, 2nd Section of said county, thence north 73° 59' west 193.7 feet to a point in the center line of a ditch, thence along

CONTINUED

said ditch the following courses and distances, to-wit: thence north 45° 13' east 18.6 feet to a point, thence north 67° 00' east 32.0 feet to a point, thence north 46° 07' east 80.0 feet to a point, thence north 53° 34' east 92.0 feet to a point, thence north 27° 57' east 48.0 feet to a point, thence north 49° 52' east 33.0 feet to a point, thence north 65° 26' east 40.0 feet to a point, thence north 78° 47' east 55.0 feet to a point, thence north 50° 38' east 40.0 feet to a point located in original Land Lot No. 315 of said 14th District, 2nd Section of said County, thence north 22° 34' east 40.0 feet to a point, thence north 46° 30' east 50.0 feet to a point in the center line of said ditch, (this point also being in said Land Lot No. 315), thence leaving said ditch and running a straight line north 78° 53' west 175.5 feet to a point in original Land Lot No. 298 marked by an iron pin, thence north 14° 14' west 132.3 feet to a point in the center line of Nations Road, thence along the center line of Nations Road the following courses and distances, to-wit: thence north 78° 26' west 32.1 feet to a point, thence north 69° 13' west 45.0 feet to a point, thence north 53° 59' west 50.0 feet to a point, thence north 30° 24' west 50.0 feet to a point, thence north 9° 06' west 50.0 feet to a point, thence north 12° 17' east 55.0 feet to a point, thence north 23° 08' east 30.0 feet to a point, thence north 38° 00' east 40.9 feet to an iron pin, (the last point being located on the east side of said Nations Road), thence a straight line north 38° 00' east 659.4 feet to a point on the southerly side of the Etowah River, thence an easterly, southeasterly, southerly and westerly direction following the meanderings of said bank of the Etowah River an aggregate distance of 4,360 feet, more or less, through Land Lot Numbers 315, 720 and 721, to the intersection of the northerly side of said Etowah River with the original north and south line on the west side of Land Lot No. 721 of the 3rd District and 2nd Section of said County, (said line being more particularly described as follows: Beginning at the aforementioned iron pin located on the easterly side of said Nations Road in Land Lot No. 298, thence north 38° 00' east a straight line a distance of 649.4 feet to an iron pin located in Land Lot No. 315 a distance of 10.0 feet from the southerly side of said Etowah River, thence parallel, more or less, with the aforesaid Etowah River through Land Lot No. 315, the following courses and distances - thence south 46° 45' east 44.9 feet to a point, thence north 86° 18' east 40.0 feet to a point, thence north 71° 15' east 100.0 feet to a point, thence north 87° 41' east 100.0 feet to a point, thence south 86° 47' east 300.0 feet to a point, thence south 83° 24' east 117.0 feet to a point, thence south 74° 42' east 200.0 feet to a point, thence south 58° 46' east 80.0 feet to a point, thence south 75° 32' east 250.0 feet to a point, thence south 67° 21' east 140.0 feet to a point, thence south 60° 57' east 240.0 feet to a point, thence south 52° 22' east 230.0 feet to a point, thence south 57° 42' east 130.0 feet to a point, thence south 49° 12' east 135.0 feet to a point, thence south 45° 38' east 120.0 feet to a point, thence south 46° 38' east 100.0 feet to a point, thence south 33° 49' east 170.0 feet to a point, thence south 23° 55' east 146.0 feet to a point located on or near the original district line between the said 3rd and 14th Districts of said State and County, thence south 26° 57' east 300.0 feet to a point in Land Lot No. 720 of said 3rd District, 2nd Section of said County, thence south 24° 54' east 180.0 feet to a point, thence south 15° 53' east 165.0 feet to a point, thence south 18° 58' east 150.0 feet to a point, thence south 12° 13' east 125.0 feet to a point, thence south 6° 21' east

135.0 feet to a point located in original Land Lot No. 721 of said 3rd District and 2nd Section of Cherokee County, thence south 1° 45' west 165.0 feet to a point, thence south 18° 37' west 75.0 feet to a point, thence south 28° 23' west 100.0 feet to a point, thence south 41° 15' west 75.0 feet to a point, thence south 50° 07' west 70.0 feet to a point, thence south 72° 53' west 80.0 feet to a point, thence north 78° 38' west 75.0 feet to a point on the original north and south line on the west side of Land Lot No. 721 that is located 18 feet north 1° 07' west from the point hereinbefore referred to, located where the original north and south line on the west side of Land Lot No. 721 of said 3rd District, 2nd Section of said County intersects the north side of said Etowah River), thence from said point hereinbefore referred to situated at the intersection of the northerly side of Etowah River with the original north and south line on the west side of Land Lot No. 721 of said 3rd District, 2nd Section of said County, along said original line north 1° 07' west 483.0 feet to point of beginning.

Reference is herein made to plat of survey made for G.J. Towns by J. Paul Bates & Associates dated June 21, 1968, for a more complete and accurate description of the lands herein conveyed.

TOGETHER WITH ALL THAT TRACT OR PARCEL OF LAND AS MORE PARTICULARLY DESCRIBED IN DEED BOOK 108, PAGE 56 AS DESCRIBED BELOW:

all that tract and parcel of land lying and being in Land Lot 315 of the 14th District, Second Section, of Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at a point on the line dividing Land Lots 314 and 315 of said District and Section at the east side of a dirt road, as shown on a plat of survey hereinafter described, which point is 495.9 feet east, as measured along the line dividing said Land Lots 314 and 315, from the southwestern corner of said Land Lot 315; thence east along the line dividing said Land Lots 314 and 315, 2079 feet to the southeast corner of said Land Lot 315; thence north along the east line of said Land Lot 315, 440.6 feet to an iron pin; thence north 39 degrees 07 minutes west 369.4 feet to an iron pin; thence south 85 degrees 14 minutes west 343.2 feet to an iron pin; thence north 46 degrees 41 minutes west 393.6 feet to an iron pin; thence south 37 degrees 36 minutes west 271.8 feet to an iron pin; thence south 10 degrees 35 minutes west 587.7 feet to an iron pin; thence north 77 degrees 55 minutes west 444.6 feet to the center line of a ditch; thence southwesterly and southerly along the center line of said ditch, following the meanderings thereof, 151.8 feet, more or less, to an iron pin; thence north 70 degrees west 347.8 feet to an iron pin; thence north 84 degrees 41 minutes west 120 feet to an iron pin on the east side of a dirt road; thence south 8 degrees 08 minutes west along the eastern side of said dirt road 227.3 feet to the line dividing said Land Lots 314 and 315 at the point of beginning; as shown on a plat of survey of same made by J. Paul Bates, Surveyor, dated June 21, 1968, and revised August 17, 1970.

CONTINUED

LESS AND EXCEPT THE FOLLOWING PROPERTY:

All that tract or parcel of land lying and being in Land Lot 315 of the 14th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

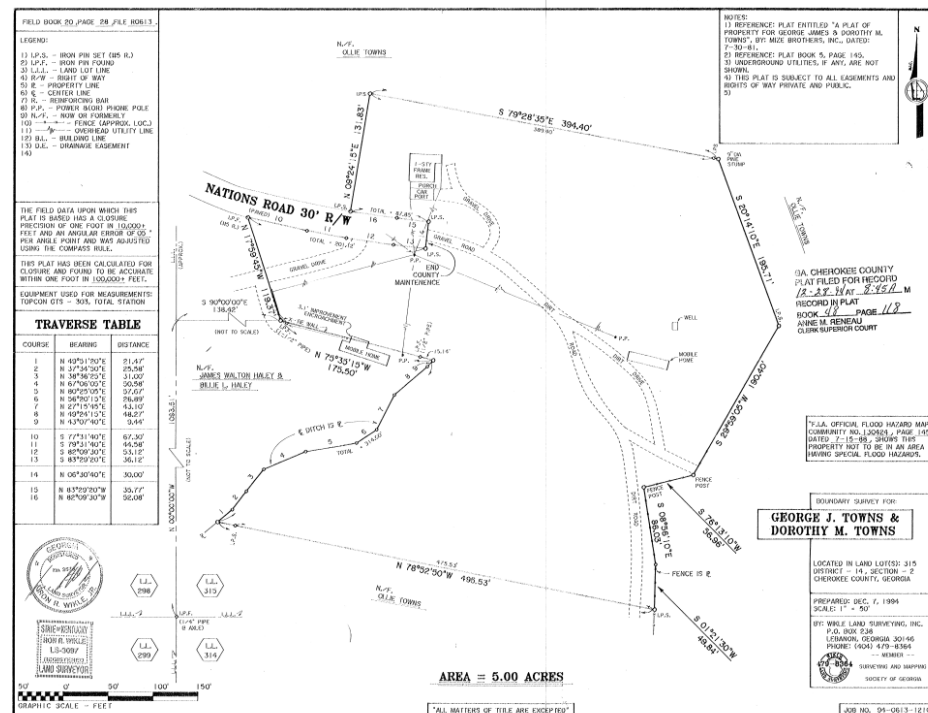
To ascertain the True Point of Beginning, begin at the common intersection of Land Lots 298, 299, 314 and 315, thence North 00 degrees 00 minutes 00 seconds West 1093.51 feet to a point, thence South 90 degrees 00 minutes 00 seconds East 138.42 feet to an iron pin and the True Point of Beginning. From said Point of Beginning, thence North 17 degrees 59 minutes 43 seconds West 119.37 feet to an iron pin located on the southerly right of way of Nations Road (said road having a thirty [30] foot right of way) thence along the southerly right of way of said road the following courses and distances: South 77 degrees 31 minutes 40 seconds East

67.30 feet to a point; South 79 degrees 31 minutes 40 seconds East 44.38 feet to a point; South 82 degrees 09 minutes 30 seconds East 53.12 feet to a point; South 83 degrees 29 minutes 20 seconds East 36.12 feet to an iron pin located at the terminus of the southerly right of way of Nations Road; thence along the easterly right of way of Nations Road North 06 degrees 30 minutes 40 seconds East 30.00 feet to an iron pin located on the northerly right of way of Nations Road (said point being the terminus of the northerly right of way of Nations Road) thence along the northerly right of way of Nations Road the following courses and distances: North 83 degrees 29 minutes 20 seconds West 35.77 feet to a point; North 82 degrees 09 minutes 30 seconds West 52.08 feet to an iron pin; thence leaving the northerly right of way of Nations Road North 09 degrees 24 minutes 15 seconds East 131.83 feet to an iron pin, thence South 79 degrees 28 minutes 35 seconds East 394.40 feet to a pine stump nine inches in diameter, thence South 20 degrees 14 minutes 10 seconds East 195.71 feet to an iron pin, thence South 29 degrees 59 minutes 05 seconds West 190.40 feet to a fence post; thence South 76 degrees 13 minutes 10 seconds West 56.96 feet to a fence post; thence South 08 degrees 56 minutes 10 seconds East 86.03 feet to a point; thence South 01 degrees 21 minutes 30 seconds West 49.84 feet to an iron pin; thence North 78 degrees 52 minutes 50 seconds West 495.53 feet to an iron pin located in the centerline of a ditch, thence in a northeasterly direction along the centerline of the ditch the following courses and distances: North 49 degrees 51 minutes 20 seconds East 21.47 feet to a point; North 37 degrees 34 minutes 50 seconds East 25.58 feet to a point; North 38 degrees 36 minutes 25 seconds East 31.00 feet to a point; North 67 degrees 06 minutes 05 seconds East 50.58 feet to a point; North 80 degrees 25 minutes 05 seconds East 57.67 feet to a point; North 56 degrees 20 minutes 15 seconds East 26.89 feet to a point; North 27 degrees 15 minutes 45 seconds East 43.10 feet to a point; North 49 degrees 24 minutes 15 seconds East 48.27 feet to a point; thence leaving the centerline of the ditch North 75 degrees 35 minutes 15 seconds West 175.50 feet to an iron pin and the Point of Beginning.

Said tract contains 5.00 acres of land.

For a more detailed description of the above-described tract of land see that plat of survey prepared for George J. Towns and Dorothy M. Towns by Wikle Land Surveying, Inc., dated December 7, 1994 and recorded in Plat Book 48, Page 118, Cherokee County Deed Records.

PLAT BOOK 48 PAGE 118

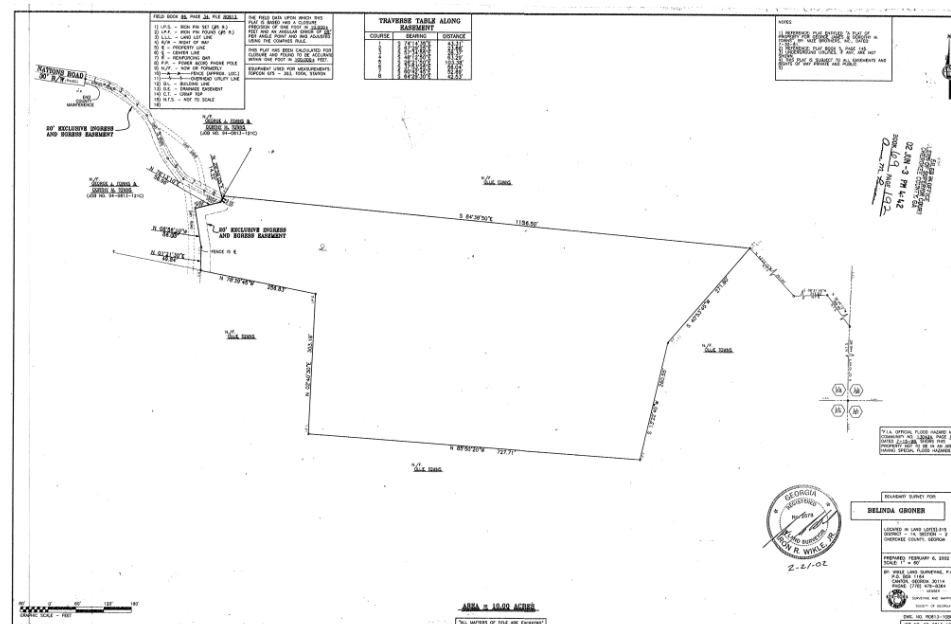


CONTINUED

ALSO EXCEPTED FROM THIS TRANSACTION IS THE FOLLOWING PROPERTY:

ALL THAT TRACT or parcel of land lying and being in Land Lot 315 of the 14th District, 2nd Section, Cherokee County, Georgia, containing 10.00 acres as shown on plat of survey for Helinda Groner prepared February 8, 2002 by Wikle Land Surveying, P.C., certified by Ron R. Wikle, Jr., RLS No. 2578, recorded in Plat Book 69, Page 192, Cherokee County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

PLAT BOOK 69 PAGE 192



10 ACRES

Transfer Tax \$100.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Return Recorded Document to:
KANE THOMAS & BROWN, LLC
241 HERITAGE WALK
WOODSTOCK, GEORGIA 30188
FILE #: 09-0424W

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this 22nd day of June, 2009, between **BELINDA GRONER** of the County of **CHEROKEE** and State of **GA**, as party or parties of the first part, hereinafter called Grantor, and **NACOOCHEE CORPORATION** 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.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 315 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING MORE OR LESS CONTAINING 10.00 ACRES AS SHOWN ON A PLAT OF SURVEY FOR BELINDA GRONER PREPARED February 8, 2002 BY WIKLE LAND SURVEYING, P.C., CERTIFIED BY RON R. WIKLE, JR. RLS NO. 2578, RECORDED IN PLAT BOOK 69, PAGE 192 AND REVISED IN PLAT BOOK 87, PAGE 9, CHEROKEE COUNTY RECORDS, TO WHICH SAID PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DELINEATION OF A METES, BOUNDS AND COURSES DESCRIPTION.

GRANTEE ACCEPTS SUBJECT PROPERTY SUBJECT TO ALL LIENS OF RECORD; SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

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

Signed, sealed and delivered in presence of:

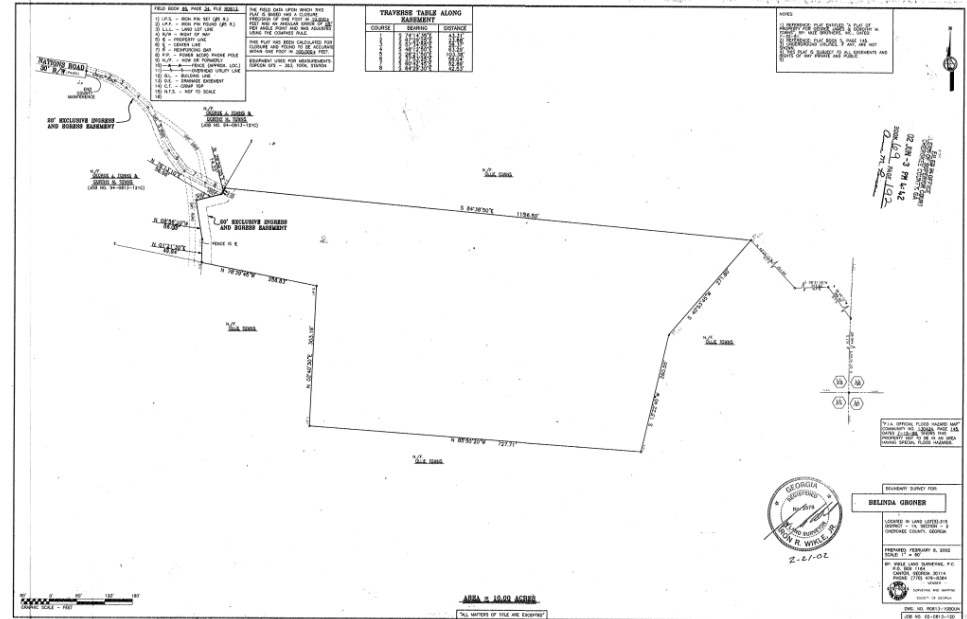
Witness
Notary Public



Belinda Groner (SEAL)
BELINDA GRONER

[Signature] (SEAL)
NACOOCHEE CORPORATION, GRANTEE
(SEAL)

PLAT BOOK 69 PAGE 192



PLAT BOOK 87 PAGE 9

