

After recording, please return to:

Larry C. Oldham, P.C.
416 Pirkle Ferry Road
Suite K-500
Cumming, Georgia 30040

QUITCLAIM DEED

THIS QUITCLAIM DEED ("Deed") is made and given effective as of _____, 2019 from the undersigned parties, as parties of the first part ("Grantors"), to **Mommies Properties, LLC**, a Georgia limited liability company, and **Vinay Bose**, an individual resident of the State of Georgia, as parties of the second part ("Grantees") (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

For and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors have granted, bargained, sold, aliened, transferred, conveyed and confirmed, and by these presents do hereby grant, bargain, sell, alien, transfer, convey and forever quitclaim unto Grantees the following described real property (the "Property"):

All that tract or parcel of land lying and being in Land Lots 55, 56, 63 and 64 of the 14th District and Land Lot 649 of the 2nd District, 1st Section of Forsyth County, Georgia and being more particularly described in Exhibit A attached hereto and incorporated herein by this reference

TO HAVE AND TO HOLD the Property unto Grantees, so that neither Grantors nor any person claiming under Grantors shall at any time, by any means or ways, have, claim or demand any right or title to the Property or appurtenances, or any rights thereof.

THE PURPOSE OF THIS DEED is to convey to Grantees any and all right, title and interest that Grantors may have to restrict the use of the Property to an equestrian center by virtue of that certain Agreement Regarding Development dated December 21, 2000 between Bentwood Stables, LLC and Linda Allen, recorded October 18, 2007 at Deed Book 4929, Page 130, Forsyth County, Georgia records.

THE ADDRESS of the Property is 3450 Bentwood Drive, Cumming, Georgia 30040 according to the system of naming and numbering in effect for Forsyth County, Georgia.

TOGETHER WITH AND SUBJECT TO all easements, covenants, restrictions and other matters which appear of record as of the date of this Deed.

IN WITNESS WHEREOF, Grantors have signed, sealed and delivered this Deed as of the day and year first above written.

GRANTORS:

Grantors are residents of the Chattahoochee River Club Subdivision and are more particularly identified by Property Address and Tax Parcel Identification Number in the signature pages attached hereto as Schedule 1 and incorporated herein by this reference. Grantee has made arrangements to obtain the signatures of all Grantors by providing witness and notary services at specified times at the Property address of 3450 Bentwood Drive, Cumming, Georgia 30040. In the event that all signatures on the attached Schedule 1 are not obtained, the signatures included in said Schedule 1 will be effective as to each and every one of the Grantors whose signatures appear thereon.

It is the intention of Grantors to execute this Deed in the capacities in which their ownership exists by virtue of the deeds vesting them with title to their respective properties and their signatures below are intended to confirm their agreement to the within in foregoing Deed in such capacities and any title examiners are entitled to rely on this representation for all purposes.

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 55, 56, 63 and 64 of the 14th District and Land Lot 649 of the 2nd District, 1st Section, Forsyth County, Georgia and being more particularly described as follows:

To find the true point of beginning, begin at the intersection of the Land Lot line common to Land Lots 54, 55, 64 and 65 thence run South 89 degrees 01 minutes 00 seconds East a distance of 313.65 feet to an iron pin found and the TRUE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THUS ESTABLISHED run thence South 60 degrees 41 minutes 38 seconds East a distance of 40.00 feet to an iron pin found (1" c/t); running thence South 80 degrees 49 minutes 02 seconds West a distance of 100.04 feet to an iron pin found; running thence South 60 degrees 41 minutes 38 seconds East a distance of 519.74 feet to an iron pin found (1/2" rebar); running thence South 26 degrees 32 minutes 59 seconds West a distance of 1362.12 feet to an iron pin found (1" c/t); running thence North 37 degrees 27 minutes 09 seconds West a distance of 85.38 feet to a steel rail found; running thence North 63 degrees 00 minutes 44 seconds West a distance of 116.88 feet to an iron pin found (1" c/t); running thence North 69 degrees 50 minutes 26 seconds West a distance of 100.05 feet; running thence North 66 degrees 12 minutes 30 seconds West a distance of 100.69 feet to an iron pin found; running thence North 18 degrees 27 minutes 18 seconds East a distance of 85.54 feet to an iron pin found (1/2" iron bar); running thence South 78 degrees 04 minutes 11 seconds West a distance of 41.81 feet to an iron pin found; running thence North 10 degrees 05 minutes 28 seconds West a distance of 169.81 feet to a 18" CMP; running thence along the Southeasterly right of way of Bentwood Drive (50' right of way) the arc of a curve having a radius of 50.00 feet, said arc being subtended by a chord having a bearing of North 10 degrees 37 minutes 56 seconds East, having a chord length of 89.90 feet and an arc distance of 111.76 feet to an iron pin found; running thence North 32 degrees 21 minutes 55 seconds East a distance of 203.79 feet to an iron pin found; running thence North 81 degrees 10 minutes 25 seconds East a distance of 249.66 feet to an iron pin found; running thence North 17 degrees 43 minutes 38 seconds West a distance of 393.25 feet to an iron pin found; running thence North 48 degrees 13 minutes 39 seconds East a distance of 72.87 feet to an iron pin found; running thence North 16 degrees 52 minutes 44 seconds East a distance of 34.14 feet to an iron pin found; running thence North 74 degrees 36 minutes 45 seconds East a distance of 141.59 feet to an iron pin found; running thence North 37 degrees 08 minutes 50 seconds East a distance of 114.04 feet to an iron pin found; running thence North 29 degrees 45 minutes 10 seconds East a distance of 140.53 feet to an iron pin found and the TRUE POINT OF BEGINNING; being 18.409 acres, zoned A-1, ZA#1968, all as shown on that certain compiled map dated November 30, 2000, prepared for Silver Creek Development, LLC Equestrian Tract, by Rochester & Associates, Inc.