

Deed Book 59429 Page 462
Filed and Recorded 11/19/2018 11:11:00 AM
2018-0296959
Real Estate Transfer Tax \$405.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7006579064
7067927936

Return To:
GANEK PC
D. Mark Seib
197 14th Street NW, Suite 300
Atlanta, GA 30318
Phone: (404)892-7300 Fax: (404)892-7246
MT181266
Tax Parcel ID: 14 004400070853



LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 14th day of November, 2018 between **BAIKAL HOLDINGS, LLC**, as party or parties of the first part, hereinafter called Grantor, and **MUNITUS CAPITAL LLC**, 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 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 ATTACHED EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2019 not yet due and payable and subsequent years.
2. All easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

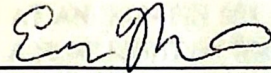
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

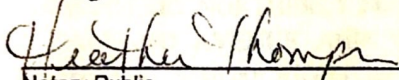
Signed, sealed and delivered this 14th day of November, 2018 in the presence of:

Baikal Holdings, LLC

Witness 

 (Seal)

By: Erin Miller
Its: Authorized Signatory


Notary Public
My Commission Expires

(Notary Seal)



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Cathelene Robinson
Clerk of Superior Court

EXHIBIT "A"

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 44 OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING COMMENCE AT AN IRON PIN SET ON THE WESTERN RIGHT OF WAY OF OAKLAND AVENUE (HAVING A 50.00' RIGHT OF WAY) A DISTANCE OF 190.00 FEET NORTHERLY FROM THE INTERSECTION OF THE WESTERN RIGHT OF WAY OF OAKLAND AVENUE AND THE NORTHERN RIGHT OF WAY OF MILLEDGE AVENUE (HAVING A 50.00' RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY AND RUNNING NORTH 02 DEGREES 08 MINUTES 49 SECONDS WEST A DISTANCE OF 9.95 FEET TO A POINT AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING NORTH 87 DEGREES 24 MINUTES 01 SECONDS WEST A DISTANCE OF 105.00 FEET TO A POINT; THENCE RUNNING NORTH 02 DEGREES 08 MINUTES 49 SECONDS EAST A DISTANCE OF 9.96 FEET TO A POINT; THENCE RUNNING NORTH 87 DEGREES 24 MINUTES 01 SECONDS WEST A DISTANCE OF 92.94 FEET TO A POINT LOCATED ALONG AN ALLEYWAY; THENCE RUNNING ALONG SAID ALLEYWAY NORTH 02 DEGREES 16 MINUTES 44 SECONDS EAST A DISTANCE OF 50.00 FEET TO A POINT; THENCE LEAVING SAID ALLEYWAY AND RUNNING SOUTH 87 DEGREES 24 MINUTES 00 SECONDS EAST A DISTANCE OF 197.83 FEET TO A POINT LOCATED ON THE WESTERN RIGHT OF WAY OF OAKLAND AVENUE; THENCE RUNNING ALONG SAID RIGHT OF WAY SOUTH 02 DEGREES 08 MINUTES 49 SECONDS WEST A DISTANCE OF 50.00 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY AND RUNNING SOUTH 02 DEGREES 08 MINUTES 49 SECONDS WEST A DISTANCE OF 9.96 FEET TO A POINT AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY AS MORE PARTICULARLY DESCRIBED IN THE THAT CERTAIN DEED RECORDED, RESPECTIVELY, AT DEED BOOK 52575, PAGE 583 AND DEED BOOK 52575, PAGE 585, AFORESAID RECORDS; AND BEING KNOWN AS 551 OAKLAND AVENUE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.