

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 226 of the 14th District and 3rd Section of Gordon County, Georgia, being more particularly shown on that survey for John A. Downey, Jr., John A. Downey Enterprises, LLC, Georgia Primary Bank and Chicago Title Insurance Company, prepared by McBrayer Land Surveying Incorporated, Lamar David McBrayer, Jr. R.L.S. No. 3064, dated November 24, 2009, and being more particularly described as follows:

Beginning at the intersection of the northerly right of way of Crest Drive (having a 30' right of way and the northwesterly right of way line of State Route 43 Conn, (having a 100' right of way); thence running North 69 degrees 37 minutes 11 seconds West 116.48 feet to a point; thence running North 77 degrees 49 minutes 06 seconds West 25 feet to a point; thence running North 80 degrees 58 minutes 51 seconds West 50.10 feet to a rebar placed; thence leaving said right of way line and running North 26 degrees 22 minutes 54 seconds East 349.70 feet to a rebar placed; thence running North 35 degrees 50 minutes 38 seconds East 87.98 feet to a guy wire found; thence running South 53 degrees 09 minutes 09 seconds East 257.74 feet to a railroad spike found on the northwesterly right of way line of State Route 53 Conn.; thence running the following courses and distances along the northwesterly right of way line of State Route 53: South 39 degrees 38 minutes 00 seconds West 90.45 feet to a railroad spike; South 42 degrees 45 minutes 06 seconds West 108.66 feet to a point; South 36 degrees 17 minutes 16 seconds West 166.60 feet to a railroad spike found and the POINT OF BEGINNING; containing 2.028 acres and having improvements thereon known as 907 Oothcalooga Street, according to the present system of numbering in Calhoun, Georgia.

Being the same property described as Tracts 1, 2, 3 and 4 according to a plat of survey recorded at Plat Book 28, Page 286, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.

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

Exhibit "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.
8. Matters as shown on that certain plat recorded in Plat Book 28, Page 286, &*V28& County, Georgia Land Records, including, but not limited to rights of way and easements.
9. All taxes for the year 2017 and subsequent years not yet due and payable.
10. 30' right of way for Crest Drive as shown on plat of record.
11. 100' right of way for State Route 53 as shown on plat of record.
12. Right of way Deed recorded at Deed Book 25, Page 75, Gordon County, Georgia Records.
13. Right of way Deed recorded at Deed Book 92, Page 716, Gordon County, Georgia Records.