

Deed Book 52386 Pg 619  
Filed and Recorded Mar-18-2013 01:55pm  
2013-0080221  
Real Estate Transfer Tax \$1,200.00  
Cathelene Robinson  
Clerk of Superior Court  
Fulton County, Georgia

(Above Reserved for Recording)

After recording return to:

Calloway Title & Escrow, LLC

**David W. Dudley** 2-29338

4170 Ashford Dunwoody Rd. Ste. 285  
Atlanta, Georgia 30319

STATE OF GEORGIA

COUNTY OF FULTON

After recording, please return to:

William T. McKenzie, Esq.

Burr & Roman LLP

171 17<sup>th</sup> Street NW, Suite 1100

Atlanta, Georgia 30363

### LIMITED WARRANTY DEED

THIS INDENTURE, made effective as of the 15<sup>th</sup> day of March, 2013, between **HC LIMITED PARTNERSHIP I (a/k/a HC Limited Partnership, I)**, a Georgia limited partnership ("**GRANTOR**"), and **CLEARING & MANAGEMENT SERVICES PTY LIMITED**, an Australian company ("**GRANTEE**");

#### WITNESSETH:

THAT, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby transfer and convey unto Grantee, that certain land in Land Lot 69 of District 9-C of Fulton County, Georgia, being more fully described in Exhibit "A" attached hereto and made a part hereof, together with all improvements located thereon, if any, together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively the "Property");

TO HAVE AND TO HOLD the Property unto Grantee forever in fee simple; subject only to those matters described on Exhibit "B" attached hereto and made a part hereof (hereinafter the "Permitted Exceptions") attached hereto and Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under and by virtue of the Permitted Exceptions. "Grantor" and "Grantee" shall include their respective heirs, successors and assigns;

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year set forth below.

**GRANTOR:**

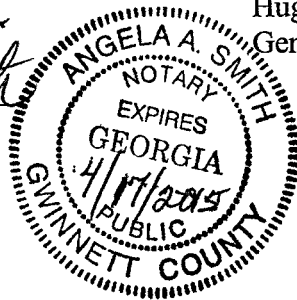
**HC LIMITED PARTNERSHIP I (a/k/a  
HC Limited Partnership, I), a Georgia limited  
partnership**

Signed, sealed and delivered  
this 15<sup>th</sup> day of March, 2013  
in the presence of:

By: *Hugh A. Carter, Jr.* (SEAL)  
Hugh A. Carter, Jr.,  
General Partner

*Atte*  
Unofficial Witness  
*Angela A. Smith*  
Notary Public

[NOTARIAL SEAL]



**EXHIBIT "A"**

**Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 69 OF DISTRICT 9-C OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERN RIGHT OF WAY OF BOAT ROCK BOULEVARD (60-FOOT RIGHT OF WAY) AND THE SOUTHWESTERN RIGHT OF WAY OF PURDUE DRIVE (60-FOOT RIGHT OF WAY) IF SUCH LINES WERE EXTENDED TO FORM AN ANGLE; RUN THENCE SOUTH 70 DEGREES 22 MINUTES 45 SECONDS EAST A DISTANCE OF 20.73 FEET TO A POINT, BEING THE POINT OF BEGINNING; RUN THENCE SOUTH 70 DEGREES 22 MINUTES 45 SECONDS EAST ALONG THE SOUTHWESTERN RIGHT OF WAY OF PURDUE DRIVE A DISTANCE OF 249.65 FEET TO A POINT; CONTINUING ALONG THE SOUTHWESTERN RIGHT OF WAY OF PURDUE DRIVE AN ARC DISTANCE OF 294.53 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 54 DEGREES 50 MINUTES 15 SECONDS EAST AND HAVING A LENGTH OF 290.93 FEET) TO A POINT; CONTINUING ALONG THE SOUTHWESTERN RIGHT OF WAY OF PURDUE DRIVE SOUTH 39 DEGREES 17 MINUTES 45 SECONDS EAST A DISTANCE OF 444.72 FEET TO A POINT; THENCE LEAVING THE SOUTHWESTERN RIGHT OF WAY OF PURDUE DRIVE, RUN SOUTH 50 DEGREES 42 MINUTES 15 SECONDS WEST A DISTANCE OF 410.00 FEET TO A POINT ON THE CENTER LINE OF A RAILROAD TRACK; RUN THENCE ALONG THE CENTER LINE OF THE RAILROAD TRACK NORTH 39 DEGREES 17 MINUTES 45 SECONDS WEST A DISTANCE OF 810.18 FEET TO A POINT ON THE EASTERN RIGHT OF WAY OF BOAT ROCK BOULEVARD; RUN THENCE ALONG THE EASTERN RIGHT OF WAY OF BOAT ROCK BOULEVARD AN ARC DISTANCE OF 221.39 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 13 DEGREES 03 MINUTES 30 SECONDS EAST AND HAVING A LENGTH OF 221.16 FEET) TO A POINT; RUN THENCE IN AN ARC TO THE RIGHT AN ARC DISTANCE OF 32.13 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 63 DEGREES 36 MINUTES 15 SECONDS EAST AND HAVING A LENGTH OF 28.78 FEET) TO A POINT, BEING THE POINT OF BEGINNING.

THIS TRACT IS LOT 1 AND LOT 2, BLOCK C OF THE FINAL SUBDIVISION PLAT FOR ATLANTA GATEWAY PARK, COMMUNITY V, PHASE I, RECORDED IN PLAT BOOK 116, PAGE 14, FULTON COUNTY RECORDS.

**EXHIBIT "B"**

**Title Exceptions**

1. All ad valorem real property taxes for the year 2013 and subsequent years applicable to the Property.
2. Riparian rights incident to the Property.
3. Easement from MGIC Equities Corporation, a Delaware corporation and Kunian Enterprises, a Georgia limited partnership, doing business as Atlanta Gateway Park to Seaboard Coast Line Railroad Company, a Virginia corporation, dated May 10, 1979, filed for record July 27, 1979 at 8:59 a.m., recorded in Deed Book 7312, Page 219, Records of Fulton County, Georgia.
4. All those matters as disclosed by that certain plat recorded in Plat Book 116, Page 14, aforesaid Records.
5. All those matters as disclosed by that certain plat recorded in Plat Book 125, Page 85, aforesaid Records.
6. All matters as disclosed by that certain survey entitled "Property Survey For The First National Bank of Atlanta, Hugh A. Carter, Jr. and Ticor Title Insurance Company", prepared by Urban Engineers, Inc., bearing the seal and certification of Donald J. Marlowe, Georgia Registered Land Surveyor No. 2069, dated February 4, 1991.

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IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year set forth below.

**GRANTOR:**

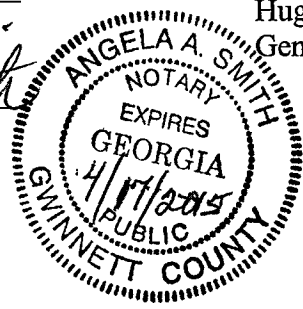
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Signed, sealed and delivered  
this 15<sup>th</sup> day of March, 2013  
in the presence of:

By: *Hugh A. Carter, Jr.* (SEAL)  
Hugh A. Carter, Jr.,  
General Partner

*Attn*  
Unofficial Witness  
*Angela A. Smith*  
Notary Public

[NOTARIAL SEAL]



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