

Participant ID: 8369412425

BK 11006 PG 400 - 402

After recording, please return to:
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Attorneys At Law
P.O. Box 9946
Savannah, Georgia 31412
(9700-565 QLM/HNW)

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

Quitclaim Deed

THIS INDENTURE, made on May 23, 2023 between **Zaub Yaj Lee** (hereinafter called "**Grantor**"), and **Glocha Investments, LLC**, a Florida limited liability company (hereinafter together called "**Grantee**"). Whenever used hereinafter, the terms "Grantor" and "Grantee" shall mean and include their respective legal representatives, transferees, successors, assigns, and successors.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described property, to-wit:

PARCEL A:

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 635 OF THE 14TH DISTRICT, 1ST SECTION, FORSYTH COUNTY, GEORGIA ACCORDING TO PLAT RECORDED FOR AL EUBANKS, RECORDED IN PLAT BOOK 21, PAGE 94, FORSYTH COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

PARCEL B:

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 625 OF THE 14TH DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA, AND BEING 0.977 ACRES, DESIGNATED AS TRACT B, ACCORDING TO A PLAT FOR MICHAEL T. MARTIN AND ANGELA H. MARTIN, DATED OCTOBER 6, 2006, AND REVISED MAY 21, 2007, AS SURVEYED BY HILTON H. HOBBY, JR., REGISTERED SURVEYOR, WHICH PLAT DESCRIBES SAID PROPERTY MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A POINT WHERE THE EAST ORIGINAL LINE OF LAND LOT 625 INTERSECTS THE SOUTHERLY RIGHT-OF-WAY OF SHADBURN FERRY ROAD; THENCE FROM SAID POINT OF BEGINNING, SOUTH 00 DEGREES 03 MINUTES 58 SECONDS WEST ALONG THE EAST ORIGINAL LINE OF LAND LOT 625, A DISTANCE OF 875.58 FEET TO A POINT FOUND THEREON WHERE SAID EAST ORIGINAL LINE INTERSECTS THE EASTERLY RIGHT-OF-WAY OF WILLIAMSBURG DRIVE; THENCE ALONG THE RIGHT-OF-WAY OF WILLIAMSBURG DRIVE THE FOLLOWING COURSES AND DISTANCES: NORTH 15 DEGREES 26 MINUTES 48 SECONDS WEST 165.99 FEET TO A POINT; THENCE ALONG A RIGHT HAND CURVE AN ARC DISTANCE OF 49.67 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 05 DEGREES 57 MINUTES 37 SECONDS WEST 49.44 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 03 DEGREES 31 MINUTES 34 SECONDS EAST 114.43 FEET TO A POINT; THENCE ALONG A LEFT HAND CURVE ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 94.54 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 48 MINUTES 26 SECONDS WEST 94.21 FEET TO A POINT FOUND THEREON; THENCE NORTH 13 DEGREES 08 MINUTES 27 SECONDS WEST ALONG SAID RIGHT-OF-WAY 24.11 FEET TO A POINT FOUND THEREON; THENCE ALONG A RIGHT HAND CURVE, AN ARC DISTANCE OF 66.76 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 06 MINUTES 52 SECONDS WEST 66.70 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 05 DEGREES 05 MINUTES 17 SECONDS WEST 26.86 FEET TO A POINT FOUND THEREON; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 27.43 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 50 MINUTES 34 SECONDS WEST 27.43 FEET TO A POINT FOUND THEREON; THENCE NORTH 00 DEGREES 35 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY 49.28 FEET TO A POINT; THENCE ALONG A LEFT HAND CURVE AN ARC DISTANCE OF 77.60 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 28 MINUTES 36 SECONDS WEST 76.61 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 32 DEGREES 21 MINUTES 21 SECONDS WEST 16.55 FEET TO A POINT FOUND THEREON; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A RIGHT HAND CURVE, AND ARC DISTANCE OF 39.68 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 242.85 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 40 MINUTES 31 SECONDS WEST 39.63 FEET TO A POINT WHERE SAID RIGHT-OF-WAY INTERSECTS THE SOUTHERLY RIGHT-OF-WAY OF SHADBURN FERRY ROAD; THENCE ALONG THE RIGHT-OF-WAY SHADBURN FERRY ROAD ALONG A LEFT HAND CURVE, AN ARC DISTANCE OF 128.88 FEET, SAID ARC BEING A PORTION OF A CIRCLE HAVING A RADIUS OF 640.27 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEGREES 05 MINUTES 39 SECONDS EAST 128.67 FEET TO THE POINT OF BEGINNING, SAID PROPERTY IS MORE FULLY SHOWN ACCORDING TO THE ABOVE REFERENCED PLAT WHICH IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION THEREOF.


This being a portion of the same property conveyed to Glocha Investments, LLC by virtue of Limited Warranty Deed recorded September 24, 2020, in Deed Book 9623, Page 174, Forsyth County, Georgia Records.

SUBJECT, HOWEVER, TO any easements, rights of way, reservations, declarations, covenants running with the land, ordinances, condominium formation requirements and other encumbrances, restrictions, legal requirements or matters of any nature whatsoever existing of record or in law and applicable to the subject property herein conveyed.

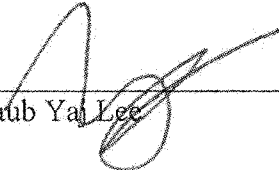
Together with all the rights, members, and appurtenances to the said described property in anywise appertaining or belonging; to have and to hold the said property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said property or its appurtenances.

IN WITNESS WHEREOF, Grantor has executed this document under seal on and as of the date first above written as follows:

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Zaub Yat Lee (L.S.)



Notary Public

