

LEGAL DESCRIPTION

Property located in Fulton, GA

ALL THAT TRACT of land lying in Land Lots 242 and 261 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin located at the common corner of Land Lots 241, 242, 261 and 262, said District and Section; thence North 89 degrees 4 minutes 24 seconds West along the common boundary between said Land Lots 241 and 242, 77.51 feet to an iron pin; thence North 01 degrees 01 minutes 9 seconds West, 288.89 feet to a point; thence South 89 degrees 17 minutes 40 seconds East, 1002.35 feet to a point; thence South 00 degrees 21 minutes 16 seconds West, 232.78 feet to an iron pin; thence South 89 degrees 41 minutes 13 seconds East, 309.00 feet to a point on the Western boundary of the right-of-way of Lake Charles Drive (60 foot right-of-way); thence South 01 degrees 22 minutes 41 seconds East along the Western boundary of the right-of-way of Lake Charles Drive, 50.02 feet to an iron pin on the common boundary between Land Lots 261 and 262, said District and Section; thence North 89 degrees 41 minutes 13 seconds West along the common boundary between said Land Lots 261 and 262, 1228.42 feet to the POINT OF BEGINNING; said tract containing 6.915 acres according to Plat of Survey for Henry B. Green, Jr., prepared by Bates-Long & Associates, dated December 30, 1982, recorded in Plat Book 129, Page 51, Fulton County records, and as later revised on May 20, 1986.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 261 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the intersection of Land Lots 241, 242, 261 and 262, said District, Section and County; running thence South 89 degrees 41 minutes 13 seconds East, along the south line of said Land Lot 261, 242.01 feet to the POINT OF BEGINNING; running thence North 01 degree 01 minute 09 seconds West, 287.53 feet to a point; running thence South 89 degrees 17 minutes 40 seconds East, 159.63 feet to a point; running thence South 01 degree 01 minute 09 seconds East, 236.43 feet to a point; running thence South 89 degrees 41 minutes 13 seconds East, 826.51 feet to a point on the westerly side of the right-of-way of Lake Charles Drive (60 foot right-of-way); running thence South 01 degree 22 minutes 04 seconds East, along the westerly side of the right-of-way of Lake Charles Drive, 50.02 feet to a point; running thence North 89 degrees 41 minutes 13 seconds West, along the South line of said Land Lot 261, 986.41 feet to the POINT OF BEGINNING; being improved property having a two-story brick and frame residence thereon, and shown on Survey for Robert D. Shearer and Lisa F. Shearer, prepared by Larry D Neese, Georgia Registered Land Surveyor No. 2235, and dated March 30, 1987.

AND BEING the same property conveyed to Robert David Shearer from Joyce Pressley Ragan by Warranty Deed dated June 13, 1986 and recorded June 25, 1986 in Deed Book 10182, Page 135; AND FURTHER CONVEYED to Wood Duck Lodge Properties, LLC, a Georgia limited liability company from Robert David Shearer by Quit Claim Deed dated July 08, 2009 and recorded July 10, 2009 in Deed Book 48162, Page 623.

Tax Parcel No. 12-1570-0261-043-7

