

Please return to:
Campbell & Brannon, LLC
3405 Dallas Highway, Bldg 800
Suite 810
Marietta, GA 30064
File No.: TM190419J

2/12

STATE OF GEORGIA

COUNTY OF COBB

TRUSTEE'S DEED

THIS INDENTURE made this 13th day of December, 2019, between

JPH 401K Trust

as party or parties of the first part, hereinafter called Grantor, and

Thomas Trebus

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 the said Grantor (acting under and by virtue of the power and authority contained in that certain Trust Agreement known as JPH 401K Trust, (hereinafter referred to the "Trust"), a copy of which is filed in the records of Campbell & Brannon, LLC, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, all that tract or parcel of land lying and being described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 592 OF THE 17TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND ON THE NORTHERLY RIGHT OF WAY OF ROSWELL STREET 852 FEET EAST OF THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF ROSWELL STREET AND THE EASTERLY RIGHT OF WAY OF OLD ROSWELL ROAD; RUNNING THENCE NORTH 12 DEGREES 59 MINUTES 40 SECONDS WEST A DISTANCE OF 279.76 FEET TO A POINT ON THE SOUTHERLY SIDE OF AN ABANDONED ALLEY; RUNNING THENCE NORTH 12 DEGREES 59 MINUTES 40 MINUTES A DISTANCE OF 7.73 FEET TO A ½" REBAR FOUND AT THE CENTER OF SAID ABANDONED ALLEY; RUNNING THENCE ALONG THE CENTERLINE OF SAID ABANDONED ALLEY NORTH 62 DEGREES 53 MINUTES 42 SECONDS EAST A DISTANCE OF 74.32 FEET TO A REBAR SET; RUNNING THENCE SOUTH 16 DEGREES 55 MINUTES 20 SECONDS EAST A DISTANCE OF 7.62 FEET TO A POINT ON THE SOUTHERLY SIDE OF SAID ABANDONED ALLEY; RUNNING THENCE SOUTH 16 DEGREES 55 MINUTES 20 SECONDS EAST A DISTANCE OF 241.73 FEET TO A POINT; RUNNING THENCE NORTH 76 DEGREES 31 MINUTES 01 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; RUNNING THENCE SOUTH 13 DEGREES 28 MINUTES 59 SECONDS EAST A DISTANCE OF 50.00 FEET TO A 1" OPEN TOP PIPE FOUND ON THE NORTHERLY RIGHT OF WAY OF ROSWELL STREET RUNNING THENCE SOUTH 73 DEGREES 01 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY OF ROSWELL STREET A DISTANCE OF 99.82 FEET TO A ½" REBAR FOUND AND THE POINT OF BEGINNING.

BEING KNOWN AS LOT 11, AS SHOWN ON THAT PLAT OF RECORD, RECORDED IN PLAT BOOK 278 PAGE 686 COBB COUNTY GA RECORDS. 1529 ROSWELL STREET ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN SMYRNA, COBB COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said tract of parcel of land with all and singular the 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 in as full and ample a manner as the same was held, possessed and enjoyed or might have held, possessed and enjoyed, by the said Grantor as Trustee.

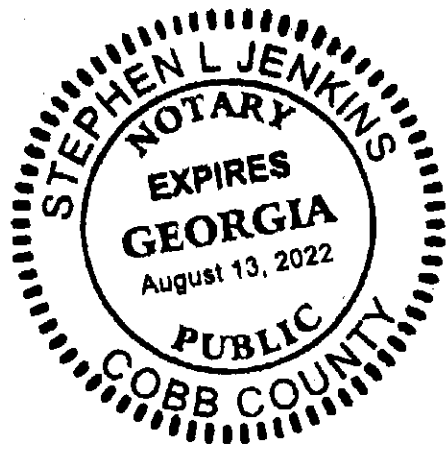
THIS CONVEYANCE is executed by Grantor solely as Trustee and not personally. No warranties of title or otherwise are made under this indenture. No personal liability shall be asserted or be enforceable against Grantor by reason of any statements or representations contained in this indenture.

IN WITNESS WHEREOF, each Grantor herein has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of

[Signature]
Unofficial Witness

Notary Public
My Commission Expires: _____
(Notary seal)



JPH 401K Trust

BY: [Signature]
Daniel M. Huitron
Trustee

BY: [Signature]
Jill Huitron
Trustee