

EAST GEORIGIA INVESTMENT COMPANY LEGAL DESCRIPTION

PARCEL ONE: All that tract or parcel of land lying, situate and being in the City of Swainsboro, 53rd G.M. District of Emanuel County, Georgia, containing 0.314 acres, fronting a distance of 148.55 feet on the Southeastern side of Moring Street and 87.39 feet on the Southwestern side of South Green Street, as shown on a plat of survey made by George William Donaldson, Surveyor, dated September 23, 2022 which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book ____, page _____, to which reference is made as a part of this description. Said property is bounded now or formerly as follows: Northwest by Moring Street; Northeast by South Green Street; Southeast by Parcel 2 as shown on said plat of survey; and Southwest by the lands of Valley Realty Company.

ALSO: A Non Exclusive twelve foot easement for ingress and egress from South Green Street to parcel 1 as shown on the afore referenced plat of survey.

ALSO: An easement to maintain the building located on Parcel 1. This easement may be used for painting and repairs to the building located on Parcel 1 and shall be limited to the time necessary to complete said work in a timely fashion.

The right-of-way easements shall be construed as a covenant running with the land which said right-of-way is granted and not merely an easement, and shall be binding not only upon the Parties hereto, but their successors in title

PARCEL TWO: All that tract or parcel of land lying, situate and being in the City of Swainsboro, 53rd G.M. District of Emanuel County, Georgia, containing 0.237 acres, fronting a distance of 73.08 feet on the Southwestern side of South Green Street, as shown on plat of survey made by George William Donaldson, Surveyor, dated September 23, 2022 which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book ____, page _____, to which reference is made as a part of this description. Said property is bounded now or formerly as follows: Northwest by Parcel one as shown on said plat of survey; Northeast by South Green Street; Southeast by lands of Hays Place Properties, LLC; and Southwest by lands of Valley Realty Company.

ALSO: A Non Exclusive twelve foot easement for ingress and egress from West Moring Street to parcel 2 as shown on the afore referenced plat of survey.

Said Property is subject to an easement to maintain the building located on Parcel 1. This easement may be used for painting and repairs to the building located on Parcel 1 and shall be limited to the time necessary to complete said work in a timely fashion.

The right-of-way easements shall be construed as a covenant running with the land which said right-of-way is granted and not merely an easement, and shall be binding not only upon the Parties hereto, but their successors in title

Parcel One and Two are the same as that conveyed by a Warranty Deed dated September 16, 2004 from James F. Cadle, Jeanie C. Quinn, and Jerry N. Cadle to East Georgia Investment Company, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 233, pages 458.

Parcel one is a portion of the 2022 Emanuel County Tax Assessors Map and Parcel #S25-058 and Parcel Two is a portion of Map & Parcel # S25-058 and Map & Parcel #S25-059.