

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 6270  
PAGE(S) 295 THIS 31  
DAY OF December 20 07 AT 10:00  
DWIGHT S. WOOD, CLERK BY [Signature]

041445

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 175.00

Date 12-31-07  
DWIGHT S. WOOD  
Clerk Superior Court

By Jd  
067 2007 010284

after recording, return to:  
Scott A. Bell  
Stewart, Melvin & Frost LLP  
P.O. Box 3280  
Gainesville, GA 30602

**WARRANTY DEED**

THIS INDENTURE is made this 28<sup>th</sup> day of December, 2007, between

**RICKY DYER and SUNDI DYER**  
(hereinafter referred to as "Grantor")

and

**MCCALL PROPERTIES, INC., and WASATCH HOLDINGS, LLC**  
(hereinafter referred to as "Grantee")

("Grantors" and "Grantees" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

**WITNESSETH**

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantees the following described property, to wit:

All that lot, tract, or parcel of land lying, situate and being in the Morgan (G.M.D. 385) District of Hall County, Georgia, and being all of Lot 105, Lyman Chase Subdivision as shown on a subdivision plat dated May 15, 1987, prepared by H.F. Farley and William H. Collins, Georgia Registered Land Surveyors, and recorded in Plat Book 123, Pages 68-69, Hall County, Georgia Plat Records, and said plat is by reference made a part hereof, being improved property known as 4006 Lyman Way according to the present system of numbering properties in Hall County, Georgia.

Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the 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 Grantees forever in **FEE SIMPLE**.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantees against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered in the presence of:

[Signature] \_\_\_\_\_ (Seal)  
**RICKY DYER**

Unofficial Witness

[Signature] \_\_\_\_\_ (Seal)  
**SUNDI DYER**

Notary Public

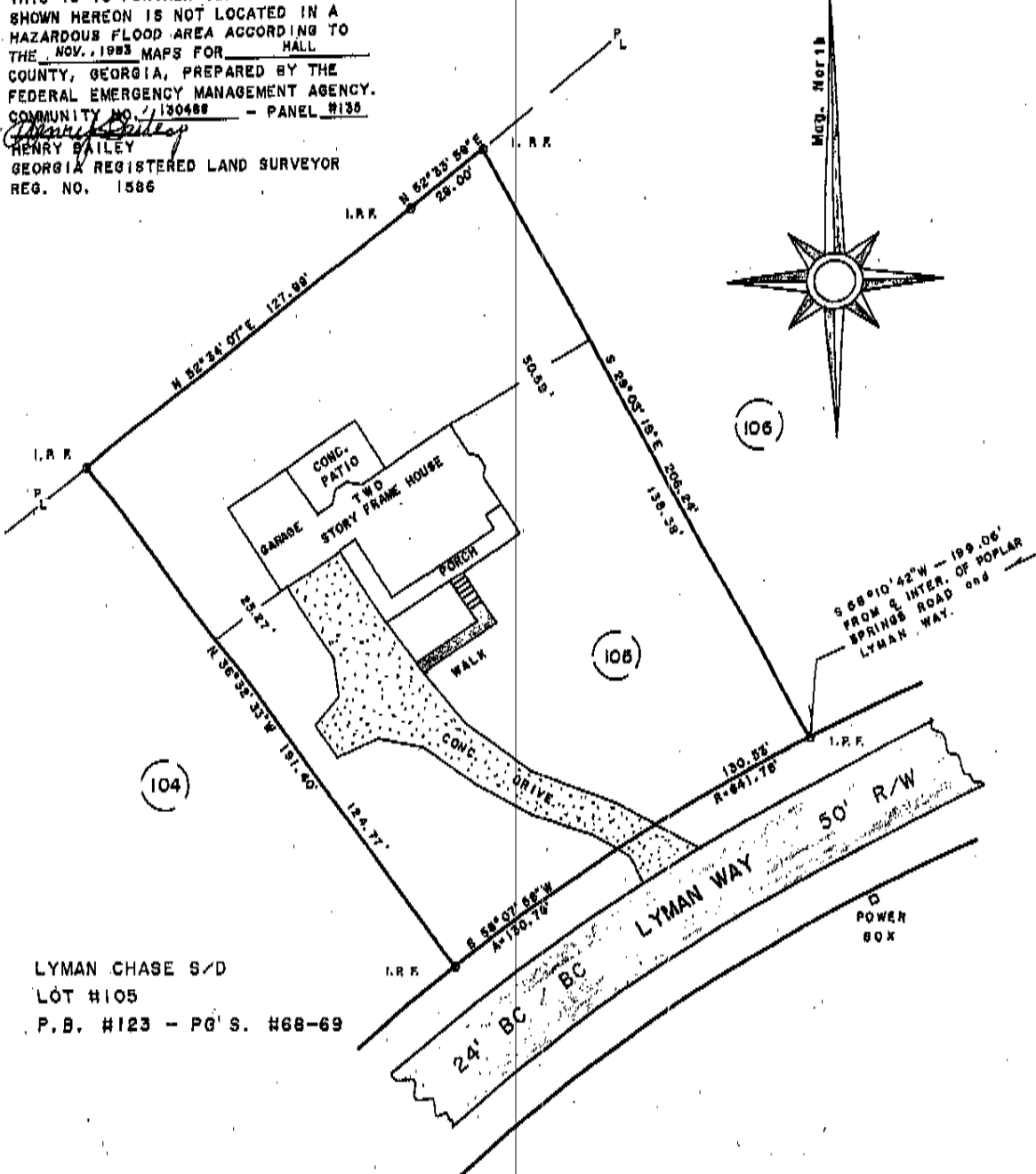
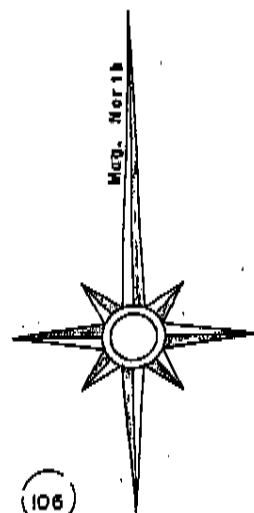


THE ANGULAR AND LINEAR MEASUREMENTS WHICH WERE OBTAINED WITH A TOPCON GTS-38 ELECTRONIC DISTANCE METER AND A 100' STEEL TAPE, HAD AN ANGULAR ERROR OF 0.2" PER ANGLE POINT, A CLOSURE OF ONE FOOT IN 17,407 FEET AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 17,035 FEET.

0.647 ACRES

28,183.38 SQ. FT.

TO WHOM IT MAY CONCERN:  
THIS IS TO FURTHER CERTIFY THE PLAT SHOWN HEREON IS NOT LOCATED IN A HAZARDOUS FLOOD AREA ACCORDING TO THE NOV. 1983 MAPS FOR HALL COUNTY, GEORGIA, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. COMMUNITY NO. 7130488 - PANEL #135  
*Henry Bailey*  
HENRY BAILEY  
GEORGIA REGISTERED LAND SURVEYOR  
REG. NO. 1586



LYMAN CHASE S/D  
LOT #105  
P.B. #123 - PG'S. #68-69

104

106

106



GRAPHIC SCALE - FEET  
SURVEY FOR:  
L. WAYNE HICKS  
CHERRYL B. HICKS  
MORGAN G.M.D. #385  
HALL COUNTY, GEORGIA  
JANUARY 18



*Henry Bailey*