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GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT  
Filed in office, this 4 day of December  
20 10 at 11:38 Am. Recorded in Deed  
Book 6264 Page(s) 227-229  
Charles Baker, Clerk By JW

Return to: ↓  
Belle Isle Law Group, LLC  
178 South Main Street, Suite 250  
Alpharetta, GA 30009  
BI No.: A10088

020328

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ -0-

Date 11-4-10

Charles Baker  
Superior Court Clerk

By JW

PT61 069 2010-006444

WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

THIS INDENTURE, made the 6th day of October, 2010, between

YUNSOON KIM and JUNE J. KIM

of the County of FULTON, and State of Georgia, as part y or parties of the first part, hereinafter called Grantor, and

THOUSAND ISLAND DEVELOPMENT LLC

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 Grantor for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described property, 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 forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature] (Seal)  
YUNSOON KIM

[Signature]  
Notary Public

[Signature] (Seal)  
JUNE J. KIM



\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

A100088

Exhibit "A"  
Legal Description

6319 GAINES FERRY ROAD, FLOWERY BRANCH, GA 30542:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 149 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, CONTAINING 8.479 ACRES, AND MORE FULLY DESCRIBED ACCORDING TO A PLAT OF SURVEY MADE BY HENRY BAILEY, SURVEYOR, DATED February 10, 1984, REVISED November 5, 1984, AND December 20, 1984, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE SOUTHWEST SIDE OF THE RIGHT OF WAY OF GAINES FERRY ROAD, WHICH IRON PIN IS LOCATED 189.83 FEET NORTHWEST OF THE RIGHT OF WAY OF SNELLING MILL ROAD AT ITS INTERSECTION WITH GAINES FERRY ROAD; THENCE FROM SAID BEGINNING POINT SOUTH 58 DEGREES 09 MINUTES 13 SECONDS WEST 1736.93 FEET; THENCE ALONG THE LINE BETWEEN LAND LOTS 149 AND 161, NORTH 30 DEGREES 22 MINUTES 33 SECONDS WEST 228.79 FEET TO AN IRON PIN; THENCE NORTH 58 DEGREES 43 MINUTES 50 SECONDS EAST 1616.1 FEET TO AN IRON PIN; THENCE ALONG THE SOUTHWEST SIDE OF THE RIGHT OF WAY OF GAINES FERRY ROAD, SOUTH 60 DEGREES 16 MINUTES 55 SECONDS EAST 241.59 FEET TO THE BEGINNING CORNER.

6305 GAINES FERRY ROAD, FLOWERY BRANCH, GA 30542:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 149 AND 161 OF THE 8TH DISTRICT, HALL COUNTY, GEORGIA, AND BEING SHOWN AND DELINEATED IN PLAT OF SURVEY PREPARED BY B. K. ROCHESTER, JR., REGISTERED LAND SURVEYOR NO. 1534, ON SURVEY FOR FRANK D. BINKLEY, DATED MAY 15, 1984, SHOWN AS CONTAINING 20.482 ACRES (INCLUSIVE OF GEORGIA POWER COMPANY EASEMENT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SNELLING MILL ROAD (SAME HAVING A 50 FOOT RIGHT OF WAY) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF GAINES FERRY ROAD (SAME HAVING AN 80 FOOT RIGHT OF WAY); THENCE RUNNING SOUTH 49 DEGREES 12 MINUTES 47 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SNELLING MILL ROAD, A DISTANCE OF 200.91 FEET TO A POINT; THENCE CONTINUING TO RUN SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SNELLING MILL ROAD, AND FOLLOWING THE CURVATURE THEREOF, AN ARC DISTANCE OF 53.8 FEET TO AN IRON PIN (SUCH ARC BEING SUBTENDED BY A CHORD HAVING A DISTANCE OF 53.7 FEET AS MEASURED ON A COURSE OF SOUTH 43 DEGREES 05 MINUTES 58 SECONDS WEST FROM THE PREVIOUS CALL); THENCE RUNNING SOUTH 56 DEGREES 20 MINUTES 49 SECONDS WEST A DISTANCE OF 1593.09 FEET TO A ROCK LOCATED ON THE

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SOUTH LAND LOT LINE OF LAND LOT 149; THENCE RUNNING SOUTH 60 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 379.91 FEET TO AN IRON PIN; THENCE RUNNING NORTH 29 DEGREES 32 MINUTES 30 SECONDS WEST A DISTANCE OF 311.05 FEET TO A CONCRETE MONUMENT; THENCE RUNNING SOUTH 42 DEGREES 11 MINUTES 40 SECONDS WEST A DISTANCE OF 1126.05 FEET TO AN IRON PIN; THENCE RUNNING NORTH 28 DEGREES 59 MINUTES 02 SECONDS WEST A DISTANCE OF 277.44 FEET TO AN IRON PIN; THENCE RUNNING NORTH 43 DEGREES 44 MINUTES 14 SECONDS EAST A DISTANCE OF 1515.73 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 29 DEGREES 35 MINUTES 57 SECONDS EAST A DISTANCE OF 229.86 FEET TO AN IRON PIN; THENCE RUNNING SOUTH 30 DEGREES 09 MINUTES 56 SECONDS EAST A DISTANCE OF 228.85 FEET TO AN IRON PIN; THENCE RUNNING NORTH 58 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 1736.93 FEET TO AN IRON PIN LOCATED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF GAINES FERRY ROAD; THENCE RUNNING SOUTH 60 DEGREES 04 MINUTES 18 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GAINES FERRY ROAD A DISTANCE OF 20 FEET TO A POINT; THENCE RUNNING SOUTH 60 DEGREES 04 MINUTES 18 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LIEN OF GAINES FERRY ROAD A DISTANCE OF 140.52 FEET TO A POINT; THENCE RUNNING ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GAINES FERRY ROAD AN ARC DISTANCE OF 29.31 FEET TO THE POINT OF BEGINNING (SUCH ARC BEING SUBTENDE BY A CHORD HAVING A DISTANCE OF 29.31 FEET AS MEASURED ON A COURSE OF SOUTH 60 DEGREES 42 MINUTES 21 SECONDS EAST FOR THE PREVIOUS CALL).

BK 7833PG027

HALL COUNTY, Georgia  
Real Estate Transfer Tax

FILED  
HALL CO., GA.

000441

Paid \$ 0

17 JAN -6 AM 8: 50

Date 1/6/17

CHARLES BAKER, CLERK  
SUPERIOR-STATE COURT

Charles Baker  
Superior Court Clerk

By ER

BY ER

PT61 069- 2016-008408

SHERIFF'S TAX DEED

STATE OF GEORGIA, COUNTY OF HALL

THIS INDENTURE, Made this day of **November 1, 2016**, between **Darla Eden**, Tax Commissioner, Ex-Officio Sheriff of said county, and **Yunsoon Kim**, whose address is **10970 Old Stone Ct, Johns Creek, GA 30097**.

WHEREAS, **Darla Eden**, Ex-Officio Sheriff of said County, did issue on **April 6, 2016**, a writ of fieri facias issued by the Tax Commissioner of said County against (Defendant in Fife) **Misty Harbor, LLC**, for state and county taxes for the year(s) **2008-2015**, upon a tract of land lying in said County and hereinafter more fully described, the property levied upon as the property of (Current Record Holder) **Misty Harbor, LLC**, and after due and legal advertisement in **The Times**, a newspaper published in Hall County in which Sheriff's advertisements are published, the said Ex-Officio Sheriff proceeded on the **1st day of November 2016**, the same being a day of sale, to offer the property for sale and **Yunsoon Kim**, being then and there the highest bidder at and for the sum of **\$7,631.94 (Seven Thousand Six Hundred Thirty One Dollars and Ninety Four Cents)**, the said property was then and there knocked off to **Yunsoon Kim**.

NOW, **Darla Eden**, Ex-Officio Sheriff, in consideration of the sum of **\$7,631.94 (Seven Thousand Six Hundred Thirty One Dollars and Ninety Four Cents)**, cash to him in hand paid by **Yunsoon Kim**, at and before the sealing and delivery of these presents, the receipt thereof is hereby acknowledged, has granted, bargained, and sold and by these presents grant, bargain, and sell unto the said **Yunsoon Kim**, his heirs and assigns (so far as the office of Ex-Officio Sheriff authorizes him to sell) the following described property, to wit:

All that tract of land being in **Land Lot 161, 8th District, Hall County, Georgia**, being an open space area of **Misty Harbor Subdivision**, said property is a portion of that property described in a deed of record in **Deed Book 5152, Page 385**, and shown on a Plat in **Plat Book 847, Pages 196 and 197**.

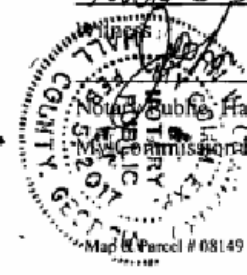
**TO HAVE AND TO HOLD** the said premises, unto the said **Yunsoon Kim**, his heirs and assigns, in as full and ample a manner as the same was held and possessed by the said **Misty Harbor, LLC**, when the property was levied upon and sold

**IN WITNESS WHERE OF, THE SAID Darla Eden**, Tax Commissioner, Ex-Officio Sheriff of Hall County, Georgia, has hereunto set his hand and affixed his seal to the day and year first above written

Darla Eden  
**Darla Eden**  
Ex-Officio Sheriff, Hall County, Georgia

Signed, sealed and delivered in the presence of:

Nicole Huff  
W. Crawford



My Commission Expires February 5, 2017

FILED & RECORDED  
DATE: 5/29/2018  
TIME: 12:43 pm (mt)  
DEED BOOK: 8093  
PAGE: 660-670  
FILING FEES: 30.00  
Charles Baker, C.S.C.  
Hall County, GA

✓ Return Recorded Document to:  
JSW & ASSOCIATES, LLC  
5855 MEDLOCK BRIDGE PKWY  
SUITE 100  
JOHNS CREEK, GA 30022

PLEASE CROSS-REFERENCE:  
DEED BOOK 7833, PAGE 27  
HALL COUNTY,  
GEORGIA RECORDS

### AFFIDAVIT

As to Matters Affective Title to Real Property

STATE OF GEORGIA  
COUNTY OF FULTON

Personally appearing before me, the undersigned, John S. Woo, Attorney, does depose and say an oath as follows:

That deponent is an Attorney at Law, and is authorized to make this affidavit through personal knowledge of the facts contained herein.

That deponent was retained by Yunsoon Kim, the highest bidder and purchaser of that certain real property (the "Property"), more particularly described below, at a tax auction sale by the Tax Commissioner and Ex-Officio Sheriff of Hall County:

|                       |   |
|-----------------------|---|
| Map Code ID No.:      | 08149 000134  |
| Property Description: | All that tract and parcel of land being in Land Lot 161, of the 8 <sup>th</sup> District, Hall County, Georgia, being an open space area of Misty Harbor Subdivision, said property is a portion of that property described in a deed of record in Deed Book 5152, Page 385, and shown on a Plat in Plat Book 847, Pages 196 and 197, having the address of 6527 Misty Harbor Ct., Flowery Branch, Georgia, according to the present system of numbering. |

That the conveyance of said property through the tax sale is recorded in Deed Book 7833, Page 27, Hall County, Georgia records, filed of record on January 6, 2017 (the "Tax Deed").

That the tax foreclosure relating to the Tax Deed was correct and complete.

EXHIBIT A  
LEGAL DESCRIPTION

ALL THAT TRACT OF LAND BEING IN LAND LOT 161, 8<sup>TH</sup> DISTRICT, HALL COUNTY, GEORGIA, BEING AN OPEN SPACE AREA OF MISTY HARBOR SUBDIVISION, SAID PROPRTY IS A PORTION OF THAT PROPERTY DESCRIBED IN A DEED OF RECORD IN DEED BOOK 5152, PAGE 385, AND GHOWN ON A PLAT IN PLAT BOOK 847, PAGES 196 AND 197.