

FILED & RECORDED
DATE: 1/30/2019
TIME: 3:52PM
DEED BOOK: 8212
PAGES: 794-795
FILING FEES: \$12.00
PT61: 0692019000579
TRANSFER TAX: \$75.00
Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

Return to: *file*
Kim and Bagwell, LLC
311 Green Street, Suite 409
Gainesville, GA 30501
#5002.01

STATE OF GEORGIA,
COUNTY OF HALL

**LIMITED WARRANTY DEED
Joint Tenancy With Rights of Survivorship**

This INDENTURE, made this 29th day of January, 2019, between Tommy Holloway, as sole heir of Lester Holloway, of the State of Georgia and County of Hall of the first part, Ashley Ruelas and Ludivina Gallardo, as Joint Tenants with the Right of Survivorship, of the State of Georgia and County of Hall of the second part;

WITNESSETH

WITNESSETH: That the said Party(ies) of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, 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 parties of the second part, not as tenants in common, but as joint tenants with full rights of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

Property identified Tax Parcel Numbers: 00122 002013 and 00122 002014, and as 2038 and 2040 Spring Road, Gainesville, GA 30504, according to the present system of numbering properties in Hall County, Georgia, and being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, together 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 Grantee forever IN FEE SIMPLE.

AND THE SAID Grantor shall warrant and forever defend the right and title to said Property unto the Grantee against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed the day and year first above written.

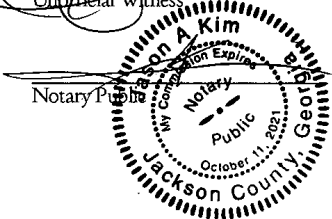
Signed, sealed and delivered
in the presence of:

[Signature]

Unofficial Witness

[Signature]

Tommy Holloway, individually and as sole
Heir of Lester Holloway



After Recording Return To:
Kim and Bagwell, LLC
311 Green Street, Suite 409
Gainesville, GA 30501

Order No.: 5837.01

eFiled & eRecorded
DATE: 2/12/2020
TIME: 2:11 PM
DEED BOOK: 08425
PAGE: 00306 - 00307
RECORDING FEES: \$25.00
TRANSFER TAX: \$160.00
PARTICIPANT ID: 9171275233
CLERK: Charles Baker
Hall County, GA
PT61: 069-2020-000888
NOTE: by ch

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 10th day of February, 2020, between **Kinz Properties, LLC**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Ashley Xitlaly Ruelas**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt 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,

TRACT 1:

ALL THAT TRACT or parcel of land, together with improvements thereon, located 1 mile west of the City of Gainesville, Hall County, Georgia, being all of Lot 31 of the S. C. Moon and Fred Stringer Subdivision, and being more particularly described on a plat of survey prepared by S. C. Moon, GRLS, recorded in Plat Book 6, page 68, of the Hall County Plat Records, said plat being incorporated herein by reference and made a part hereof. Subject to easements, covenants and/or restrictions of record, if any.

Property known as 2030 Spring Road, Gainesville, GA 30504, and as Tax Parcel No. 00122-002016.

TRACT 2:

All that tract or parcel of land, situated, lying and being in the County and State aforesaid and being about 1 mile West of the city limits of Gainesville, in Hall County, Georgia, and being all of lots 32 and 33 of S.C. Moon and Fred Stringer Subdivision as shown by plat made by S.C. Moon, Said plat is a true description of said land and is made the legal description of same. A copy of said plat is recorded in Hall County Plat Records 6, Page 68.

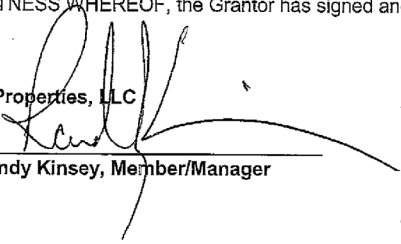
Said property is known as 2036 Spring Road, Gainesville GA and as Tax Parcel ID# 00122-002015.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.


TO HAVE AND TO HOLD the said tract or 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 forever in Fee Simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 10th day of February, 2020.


Kinz Properties, LLC
BY: _____
Randy Kinsey, Member/Manager

Signed, sealed and delivered in the presence of:


Unofficial Witness

Notary Public

My Commission Expires

