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File No.: W-R-13419-23-CU

Parcel ID: 08161 004005

eFiled and eRecorded
DATE: 08/24/2023
TIME: 11:03 PM
DEED BOOK: 9357
PAGE: 757 - 759
FILING FEES: \$25.00
TRANSFER TAX: \$54.90
PARTICIPANT ID: 2979894615
PARTICIPANT ID: 7067927936
PT61: 069-2023-005836
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

THIS INDENTURE, made this 24th day of August, 2023 by and between **Anne Palmer Collier, as Trustee of the Hal Collier and Anne Collier Living Trust u/a dated 11/19/2020**, as party or parties of the first part, hereinafter called Grantor, and **Jose Francisco Cruz and Astrid Del Carmen Cruz**, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP and not as tenants in common, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said 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, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, 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.

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 claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness

BY: 

Anne Palmer Collier, as Trustee, as aforesaid

Notary Public

My Commission Expires: 

Karlene Yamamoto
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires 07/18/2026

EXHIBIT "A"

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All that tract or parcel of land lying and being in Land Lot 161 of the 8th District, Hall County, Georgia and being Lot -50- as shown on plat of survey of a part of H.M. Johnson Subdivision by Bealle-Munday & Associates, Inc. dated August 19, 1977, which plat is incorporated herein and by reference made a part hereof, and being more particularly described as follows:

To find the true point of beginning, begin at a point on the Southerly right-of-way line of Yacht Club Road (paved) where same intersects the Easterly right-of-way line of Johnson Circle (graded), now or formerly marked by an iron pin, said point being in Land Lot 162, said District and County; and running thence South 28 degrees 00 minutes East for a distance of 460.20 feet to a point on the Easterly right-of-way line of Johnson Circle now or formerly marked by an iron pin, same being the true point of beginning; running thence North 61 degrees 50 minutes East for a distance of 200 feet to a point now or formerly marked by an iron pin; running thence South 28 degrees 00 minutes East for a distance of 75 feet to a point now or formerly marked by an iron pin; running thence South 61 degrees 50 minutes West for a distance of 200 feet to a point on the Easterly right-of-way line of Johnson Circle now or formerly marked by an iron pin; running thence North 28 degrees 00 minutes West along the Easterly right-of-way line of Johnson Circle for a distance of 75 feet to a point, same being the point of beginning.

Also being shown as Lot 50 of the H.M. Johnson Subdivision, as shown on plat of survey by Patton-Patton Co., dated August, 1956, recorded August 27, 1956, in Plat Book 16, Page 79-80, which plat is also incorporated herein and by reference made a part hereof.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 6585 Johnson Circle, according to the present system of numbering property in Hall County, Georgia.