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Hall County, GA

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on **14th day of November, 2022**, between

Dustin Parker

(hereinafter referred to as "Grantor") and

Amanda Edwards and James Edwards, as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District, Hall County, Georgia, containing 2.06 acres, more or less, as per plat for Betty Burson, prepared by Henry Grady Jarrard, Registered Surveyor, dated September 26, 1984, and being recorded in Plat Book 103, Page 195, Hall County, Georgia Records, said plat being incorporated herein by reference thereto.

Together With:

All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District, Hall County, Georgia, containing 7.24 acres, more or less, according to a plat entitled "Plat for Betty Burson", prepared by Henry Grady Jarrard, Registered Surveyor, dated August 15, 1984, and recorded in Plat Book 121, Page 158, Hall County, Georgia Records, said plat being incorporated herein by reference thereto.

Together With:

All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District, Hall County, Georgia, containing 5.33 acres, more or less, according to a plat entitled "Plat for W.A. Burson", prepared by Henry Grady Jarrard, Registered Surveyor, dated August 15, 1984, and recorded Plat Book 114, Page 218, Hall County, Georgia Records, said plat being incorporated herein by reference thereto.

Together With:

All that tract or parcel of land lying and being in G.M.D. 1270, Flowery Branch District, Hall County, Georgia, containing 2.51 acres, more or less, as per survey prepared by Owens Patton, Surveyor, dated 9-3-1985, and being more particularly described as follows: Beginning at a point on the North right of way of Public Gravel Road 554.70 feet East from the center of Spout Springs Road; thence running North 11 degrees 36 minutes 58 seconds East along other property of Burson, a distance of 878.54 feet to an iron pin; thence running South 71 degrees 37 minutes 33 seconds East a distance of 166.84 feet to an iron pin; thence running South 16 degrees, 53 minutes West along property of Gibbs, a distance of 844.47 feet to an iron pin on the North right of way of Pubic Gravel Road; thence running South 89 degrees 56 minutes 49 seconds West along said right of way in distance of 90 feet to an iron pin, the same being the point of beginning.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Commission expires: _____

Dustin Parker

