

FILED & RECORDED 01/04/2021 12:10 PM
DEED BOOK 8691 PAGES 67 - 69
FILING FEES: \$25.00
PT61: 069-2020-010726 TRANSFER TAX: \$0.00
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C Hall County, GA

Return Recorded Document to:
✓ OHLSON & MEDLOCK, LLC
6335 Amherst Ct.
Peachtree Corners, GA 30092
Deed Prep
Parcel #: 15038 000059

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Gwinnet

THIS INDENTURE, Made the 11th day of Dec., 2020 between

Freidoon Hojat

as party or parties of the first part, hereinafter called Grantor, and

**Freidoon Hojat Kashani And Torkane Hojat Kashani
As Joint Tenants with right of Survivorship**

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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

Freidoon Hojat Kashani
Freidoon Hojat AKA Freidoon Hojat Kashani

[Signature]
(Unofficial witness)

[Signature]
(Notary Public)



EXHIBIT A

all that tract of land in Clinchem District of Hall County, Georgia, containing twenty acres described as follows: beginning at a point on the east side of the right of way of State Route 211 located 3459 feet as measured along the east side of said right of way south of the center line of highway 53; thence N 83° 04' 07" E 1452.55 feet thence S 41° 27' 16" E 578.09 feet; thence S 80° 20' 11" W. 1874.01 feet; thence northerly along the east side of right of way of State Route 211 following the curve thereof 48.2 feet; thence N 02° 16' 45" E along the east side of said State Route 211 a distance of 524.8 feet to the beginning corner.

Said property is part of the property conveyed to Donald E. Almond and Mary Ellen Almond by deed recorded in Book 1187 at page 111, Hall County deed records and is conveyed subject to the following restriction in said deed:

No mobile home shall be located on any part of said property during a period of twenty years from this date.