

BK 7718PG637

FILED
HALL CO., GA

16 JUN 16 PM 3: 53

HALL COUNTY, Georgia
Real Estate Transfer Tax

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

Paid \$ 252.40

BY JN

Date 6-16-16

Charles Baker
Superior Court Clerk

By JN

012363

Return To: File: L
Whelchel, Dunlap, Jarrard & Walker, LLP
Chris Walker
P O Box 1
Gainesville, GA 30503
File No 46179

PT61 069-2016-004015

LIMITED WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF HALL**

THIS INDENTURE, made this 16 day of June, 2016, by and between **RUSSELL C. TAYLOR** (hereinafter the "Grantor") and **ANTHONY H. MORRIS** (hereinafter the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns:

All that tract and parcel of land lying and being in Land Lot 2 of the 10th Land District, Hall County, Georgia, as more particularly described in the attached Exhibit as Tract A , containing 3.50 acres, more or less, which is specifically incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**; the said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

BK 7718 PG 634

FILED
HALL CO., GA

16 JUN 16 PM 3:53

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JN

Return To: File: ✓
Whelchel, Dunlap, Jarrard & Walker, LLP
Chris Walker
P O Box 1
Gainesville, GA 30503
File No 46179

012362

LIMITED WARRANTY DEED

**STATE OF GEORGIA,
COUNTY OF HALL**

THIS INDENTURE, made this 16 day of June, 2016, by and between **CHIPPING WOOD FUND, LLC and CHRISTINE KNICKERBOCKER WELSKO, TRUSTEE, OR SUCCESSOR TRUSTEE, OF THE CHRISTINE KNICKERBOCKER WELSKO LIVING TRUST DATED JANUARY 11, 2008** (hereinafter the "Grantor") and **ANTHONY H. MORRIS** (hereinafter the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantee, its successors and assigns:

All that tract and parcel of land lying and being in Land Lot 2 of the 10th Land District, Hall County, Georgia, as more particularly described in the attached Exhibit as Tract B, containing 6.84 acres, more or less, which is specifically incorporated herein by reference.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**; the said Grantor **WARRANTS** title to same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 747.70

Date 6-16-16

Charles Baker
Superior Court Clerk

By JN

PT61 069-2016-004004

BK 7718 PG 635

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized representatives with its company seal affixed, the day and year first above written.

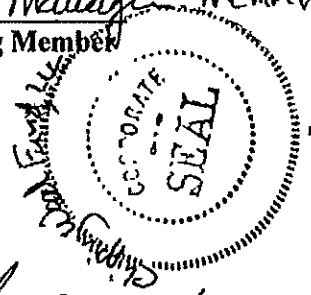
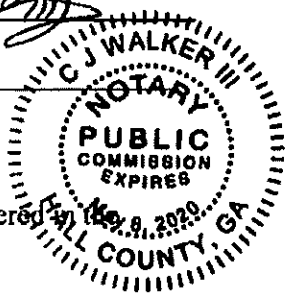
Signed, sealed and delivered in the presence of:

[Signature]
Witness

CHIPPING WOOD FUND, LLC

By: [Signature] Managing Member
Russell C. Taylor, Managing Member

[Signature]
Notary Public
My Comm. Expires: _____
(Notary Seal)



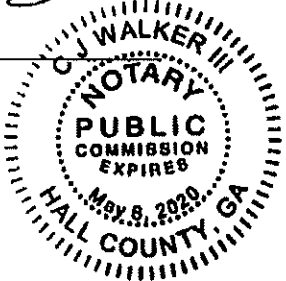
Signed, sealed and delivered in the presence of:

[Signature]
Witness

[Signature]
Christine Knickerbocker Welsko as Trustee

Christine Knickerbocker Welsko as Trustee, or Successor Trustee of The Christine Knickerbocker Welsko Living Trust dated January 11, 2008

[Signature]
Notary Public
My Comm. Expires: _____
(Notary Seal)



BK 7718 PG 636

TRACT B

All that tract or parcel of land lying and being in Land Lot 2, of the 10th District, Hall County, Georgia, being designated as Tract B, containing 6.84 acres, more or less, as shown on a plat of survey dated April 3, 2009 by J.A. Page and Associates, Georgia Registered Land Surveyor No 1894 for Russell C Taylor, and being more particularly described as follows.

Beginning at Government Concrete Monument #2-10, this being the TRUE POINT OF BEGINNING, thence from the point of beginning, thence North 89 degrees 09 minutes 54 seconds West, a distance of 200.33 feet to Government Angle Iron #2-9; thence North 00 degrees 23 minutes 28 seconds West, a distance of 300.41 feet to Government Angle Iron #2-8; thence North 31 degrees 46 minutes 42 seconds East, a distance of 680.03 feet to a crimped top pipe, thence North 66 degrees 17 minutes 05 seconds East, a distance of 777.49 feet to a point, thence South 45 degrees 43 minutes 10 seconds West, a distance of 271.37 feet to a PK nail set, thence South 43 degrees 14 minutes 58 seconds West, a distance of 155.86 feet to a PK nail set; thence South 89 degrees 10 minutes 25 seconds East, a distance of 51.07 feet to a Government Concrete Monument; thence South 35 degrees 43 minutes 02 seconds West, a distance of 399.51 feet to a 4" rebar set; thence North 70 degrees 52 minutes 44 seconds West, a distance of 208.69 feet to a 4" rebar set, thence South 35 degrees 43 minutes 02 seconds West, a distance of 326.04 feet to a PK nail set, thence South 00 degrees 29 minutes 13 seconds East, a distance of 369.68 feet to a Government Concrete Monument #2-10 and back to the original POINT OF BEGINNING

This conveyance is made subject to the Reciprocal Easement Agreement and Covenants for Operation and Maintenance as recorded in Deed Book 6567 pages 143-149 of the Hall County, Georgia, deed records and grantors interest therein is also conveyed herewith

Also conveyed herewith any interest in and to any easements or right of way, including that certain easement executed by Martha Grant Harris and Carolyn Grant Walker dated April 19, 1991, as recorded in Deed Book 1587, Pages 204-207 of the Hall County, Georgia, deed records

Subject to all easements, covenants and restrictions of record or currently in use

BK 7692 PG 761

FILED
HALL CO., GA

16 MAY -2 PM 4: 15

HALL COUNTY, Georgia
Real Estate Transfer Tax

CHARLES BAKER, CLERK
SUPERIOR STATE COURT

Paid \$ 425.00

BY JW

Date 5-2-16

Charles Baker
Superior Court Clerk

By JW

File: Return to Chris Walker
Whelchel, Dunlap, Jarrard & Walker, LLP
PO Box 1
Gainesville, Georgia 30503

PT61 069-2016-002884

WARRANTY DEED

008506

GEORGIA, HALL COUNTY

THIS INDENTURE, made the 2nd day of May, 2016 between MARTHA GRANT HARRIS, Grantor, and ANTHONY H. MORRIS, and SANDRA A. MORRIS, Grantees,

WITNESSETH:

That the said Grantor, for and in consideration of **TEN DOLLARS AND OTHER VALUABLE CONSIDERATION**, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees:

All that tract or parcel of land lying and being in Land Lot 2, 10th Land District, Hall County, Georgia, containing 13.5 acres, designated as Tract 4 by a survey for the Jerd Grant Estate, as revised 3/12/1969, prepared by Patton-Pless Land Surveyors, as recorded in Plat Book 43, pages 136-137 of the Hall County, Georgia, Plat Record, said plat description of Tract 4 being specifically incorporated herein by reference.

LESS AND EXCEPT such portion of the above described property in the right of way of Grant Ford Road, extending to a cul-de-sac, consisting of .12 acre, more or less, at the northern end of the above described property, as described in Plat Book 133, Page 89, of the Hall Count, plat records.

This conveyance is made subject to a perpetual non-exclusive easement for ingress and egress to adjacent property as more particularly described in a an easement agreement recorded in Deed Book 1587, Page 204 of the Hall County, Georgia, deed records, said easement description being incorporated herein by reference.

Grantees shall be solely responsible for payment of all 2016 ad valorem taxes.

Also conveyed herewith is any interest of the undersigned in the 1982 Horton Mobile Home located on said property.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantees, forever in FEE SIMPLE, and the said Grantor WARRANTS the title to same against the lawful claims of all persons whomsoever.

Wherever there is a reference herein to the Grantor or the Grantees, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and affixed her under seal the day and year above written.

Signed, sealed and delivered in the presence of:

Elaine A. Barrett
Witness

Martha Grant Harris (SEAL)
MARTHA GRANT HARRIS

BK 7692PG762

[Signature]
Notary Public
My Comm. Expires: _____
(Notary Seal)



[Deed Only - No Title Examination]