

FILED & RECORDED
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Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

➤ After Recording Return To:
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File #3216-0013 (KOF/jlw)

Parcel #: 08154000017

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 21st day of September, 2018, by and between,

SHERRY L. PIRKLE and SUSAN L. PIRKLE

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

**WE-FLIP, LLC,
a Georgia limited liability company**

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 OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract or parcel of land lying and being in the 1419th G.M.D. of Hall County, Georgia, as shown on that certain Boundary Survey for Susan & Sherry Pirkle, dated December 5, 2017, containing 24.210 acres (being a portion of tax parcel 08154-000017), prepared by ABE Consulting, Inc., certified by Stacy C. Carroll, GRLS No. 2729, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference made thereto.

Said property is conveyed subject to all permitted easements and restrictions of record.


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 Grantor and all others claiming by, through or under Grantor.

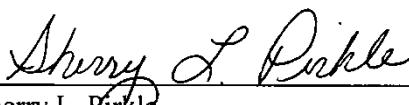
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 25th day of September, 2018
in the presence of:

GRANTOR(S):



Unofficial Witness

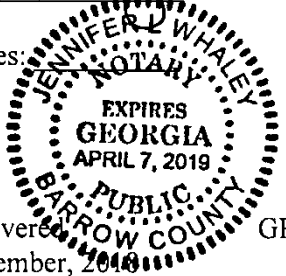
 (SEAL)

Sherry L. Pirkle



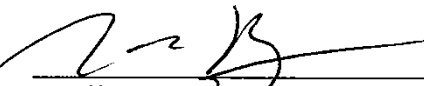
Notary Public
My Commission expires:

[NOTARY SEAL]

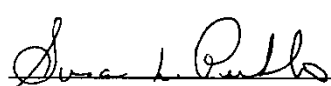


Signed, sealed and delivered
this 25th day of September, 2018
in the presence of:

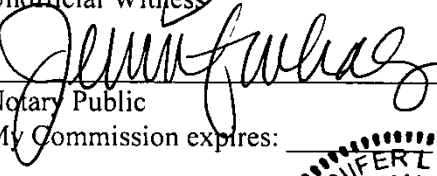
GRANTOR(S):



Unofficial Witness

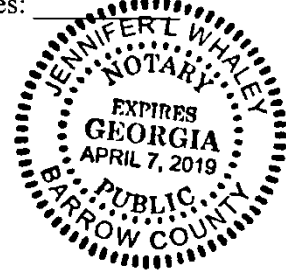
 (SEAL)

Susan L. Pirkle



Notary Public
My Commission expires:

[NOTARY SEAL]



BK 7997PG651

FILED
HALL CO., GA.

17 NOV 13 PM 12: 34

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JP

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 3009.90

Date 11-13-17

Charles Baker
Superior Court Clerk

By JP

After Recording Return To:

MAHAFFEY PICKENS TUCKER, LLP

1550 North Brown Road, Suite 125

Lawrenceville, Georgia 30043

File #3216-0004 (KOF/jlw)

PT61 069-2017-008318

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, Made the 7th day of November, 2017, by and between,

SHERRY L. PIRKLE and SUSAN L. PIRKLE

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

**WE-FLIP, LLC,
a Georgia limited liability company**

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 OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) 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,

All that tract or parcel of land lying and being located in the 1419th G.M.D., Hall County, Georgia, being 50.165 acres according to that Boundary and Division Survey for WE Flip, LLC, prepared by ABE Consulting Inc., certified by Stacy C. Carroll (Georgia Registered Land Surveyor No. 2729) dated October 18, 2017, and as recorded in Plat Book 875, Page 109, Hall County, Georgia records.

Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

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 Grantor and all others claiming by, through or under Grantor.

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

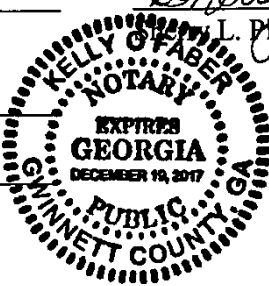
Signed, sealed and delivered
this 10 day of November, 2017
in the presence of:

GRANTOR(S):

[Signature]
Unofficial Witness

[Signature] (SEAL)
Susan L. Pirkle

[Signature]
Notary Public
My Commission expires: _____



[NOTARY SEAL]

Signed, sealed and delivered
this 10 day of November, 2017
in the presence of:

GRANTOR(S):

[Signature]
Unofficial Witness

[Signature] (SEAL)
Susan L. Pirkle

[Signature]
Notary Public
My Commission expires: _____



[NOTARY SEAL]

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for the year 2018, not yet due and payable.
2. Right-of-Way Easement from Bonnie Lee Harrison to Department of Transportation dated July 1, 2011 recorded in Deed Book 6858, Page 420, Hall County, Georgia Deed Records.
3. All matters pertaining to said parcel as shown on plat of survey for J. C. Pirkle prepared by Patton-Patton, Inc., Surveyors, dated November 25, 1994.
4. All matters as shown on plat of survey for We-Flip, LLC prepared by Stacy C. Carroll, Registered Land Surveyor No. 2729 of ABE Consulting, Inc. dated October 18, 2017.