

eFiled and eRecorded
DATE: 12/26/2023
TIME: 10:26 AM
DEED BOOK: 9415
PAGE: 133 - 135
FILING FEES: \$25.00
TRANSFER TAX: \$150.00
PARTICIPANT ID: 8274269752
PARTICIPANT ID: 7067927936
PT61: 069-2023-008749
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-245892-REG

STATE OF Georgia
COUNTY OF Hall

LIMITED WARRANTY DEED

THIS INDENTURE, made on **21st day of December, 2023**, between

Trung M. Duong

(hereinafter referred to as "Grantor") and

Simpson Trucking & Grading, Inc.

(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,

See Exhibit "A"

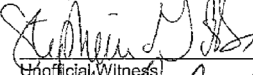
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

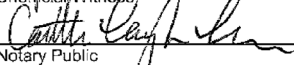
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

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.

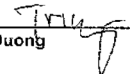
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness


Notary Public
Commission expires: _____



Trung M. Duong

