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PARTICIPANT ID: 0419150030
PT61: 069-2021-012842
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

211358J
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HALL**

THIS INDENTURE made **December 21st, 2021**, between **MICHAEL A. MASSEY**, of the County of **HALL**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **FEDERAL INVESTMENT GROUP, LLC**, 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 AND 00/100 (\$10.00)** Dollars and other good and valuable considerations 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, the following described property, together with all improvements located thereon, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

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 all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

PT-61 (REV. 2016)

To be filed in **HALL COUNTY**

PT-61 069-2021-012842

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Massey	FIRST NAME Michael	MIDDLE A	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 146 Cheek Street			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$650,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Romey, GA 30547 USA		DATE OF SALE 12/21/2021	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Federal Investment Group, LLC			3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 303 Jesse Jewell Pkwy, Ste 210			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$650,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$650.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (or 265A) 3572		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Dorsey Drive			SUITE NUMBER
COUNTY HALL	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 08034-00400A	ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 8	ACRES 6.418	LAND LOT 34 & 39	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 9020	DEED PAGE 636	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

Signed, sealed and delivered in the presence of:


Witness _____


Notary Public _____


MICHAEL A. MASSEY _____ (Seal)

(Seal)

(Seal)

(Seal)

