

BK 7640PG342

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HALL CO., GA.

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CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY CR

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 12.00

Date 1/13/16

Charles Baker
Superior Court Clerk

By CR

PT61 069- 2016-000181

000758

15P-670
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

file

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made January 11th, 2016, between MELLIE JANE CROWE and JAMES GREGORY CROWE, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JOSE LUIS JIMENEZ, 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.

Signed, sealed and delivered in the presence of:

James S. Cain
Witness

Russell Petersen
Notary Public

Mellie Jane Crowe (Seal)
MELLIE JANE CROWE

James Gregory Crowe (Seal)
JAMES GREGORY CROWE

RUSSELL PETERSEN
NOTARY PUBLIC
Hall County
State of Georgia
My Comm. Expires March 30, 2018

_____ (Seal)

_____ (Seal)

BK 7640 PG 343

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 108 of the 9th Land District, Hall County, Georgia, consisting of 15.633 acres and being more particularly described according to a survey by Calvin A. Kytte, registered surveyor, dated January 7, 1985, recorded in Plat Book 100, page 126-127, Hall County, Georgia Plat Records Reference to said plat and the record thereof is hereby made for a more complete description of said property.

This conveyance is made subject to an existing Georgia Power Company easement more particularly described according to the within-referenced survey.

LESS AND EXCEPT:

All that 1.63 acre tract or parcel of land, together with all improvements thereon, lying and being in Land Lot 108 of the 9th Land District of Hall County, Georgia, said property being more fully shown on a plat of survey by Dwight Kilby, Georgia Registered Land Surveyor number 2146, dated September 20, 1988, and entitled Survey for "Bobby and Cheryl Knapp", said plat being recorded in Plat Book 132, page 203, of the Deed Records of Hall County, Georgia said plat incorporated herein by reference, said property being more fully described as follows: Beginning at an iron pin located 603 50 feet from the intersection of the Western right of way of Hall Road (50 foot right of way) with the right of way of White Sulphur Road as thence leaving the right of way of Hall Road, South 57 degrees, 31 minutes 11 seconds West, 404 66 feet to a point; thence North 33 degrees, 51 minutes 36 seconds West, 159 06 feet to an iron pin, thence North 56 degrees, 49 minutes, 58 seconds East, 232.17 feet to a point; thence North 40 degrees, 20 minutes 26 seconds East, 196.77 feet to an iron pin found of the Western right of way of Hall Road; thence along the right of way of Hall Road, the following courses and distances: South 24 degrees, 20 minutes, 32 seconds East, 56.53 feet to an iron pin; South 26 degrees, 17 minutes 57 seconds East, 34 21 feet to an iron pin; South 32 degrees, 29 minutes, 42 seconds East, 129.95 feet to an iron pin and the Point of Beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1282, Page 166, Hall County, Georgia Records.

LESS AND EXCEPT:

All that tract or parcel of land, lying and being in Land Lot 108 of the Ninth Land District of Hall County, Georgia and being 2.52 acres as shown and delineated on a plat of survey dated May 13, 1988 and prepared by Dwight Kilby, Georgia Registered Land Surveyor. Said plat and the description hereon is herein incorporated by reference and being more particularly described according to said plat as follows: Beginning at an iron pin located on the Southwestern Right Of Way of Hall Road, said iron pin found 501.52 feet from the point where the Southwestern Right of Way of Hall Road intersects with the western Right of Way of White Sulphur Road; running thence from said iron pin South 57-31-11 West 496.22 feet to an iron pin; thence South 24-31-43 East 103.05 feet to an iron pin; thence South 50-59-19 West 179.58 feet to a pine stump; running thence North 37-31-36 West 135.45 feet to an iron pin; thence North 36-21-36 West 65.67 feet to a pine stump; thence North 22-28-36 West 23 19 feet to a pine; thence North 36-22-36 west 43.62 feet to a pine; thence North 30-50-36 West 117.63 feet to an iron pin, running thence South 86-16-10 East 274 06 feet to an iron pin; thence North 57-31-11 East 479.77 feet to an iron pin on the Southwestern Right of Way South 32-26-34 East 100.0 feet to an iron pin, said iron pin the True Point Of Beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1228, Page 241, aforesaid records.

LESS AND EXCEPT.

All that 1.21 acre tract or parcel of land lying and being in GMD 403 and GMD 411 of Hall County, Georgia and being in Land Lot 108 of the 9th Land District of said State and County and described as Tract #1 on a plat by Venable and Associates Incorporated, dated October 23, 1986, entitled "Survey for Gregg and Billy Crow":

Beginning at an iron pin at the intersection of the Northwestern Right of Way of White Sulphur Road with the Southwestern Right of Way of Hall Road (40 foot right of way) thence in a Southwesterly direction along the arc of a curve to the left which is the Northwestern Right of Way of White Sulphur Road a distance of 60.15 feet to an iron pin; thence leaving the Right of Way of White Sulphur Road, North 86-29 West 51.03 feet to an iron pin; thence North 35-31 West 233.67 feet to an iron pin; thence North 28-31 East 280.45 feet to an iron pin on the Southwestern Right of Way of Hall Road; thence South 20-49 East 68 56 feet along the Southwestern Right of Way of Hall Road to a point; thence continuing along the Southwestern Right of Way of Hall Road South 11-03 East 255 05 feet to a point, thence continuing further along the Southwesterly Right of Way of Hall Road South 18-21 East 101 02 feet to the Point of Beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1195, Page 51, aforesaid records.

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 108 of the 9th Land District of Hall County, Georgia, in GMD 403, consisting of 1 acre and being all of Tract 5 according to a survey by Allen L. Venable, Jr., registered surveyor, dated October 23, 1986, as follows:

Beginning at an iron pin located on the west side of the right of way of Hall Road, said iron pin lying north 24-05-12 West 1008.22 feet from the right of way intersection of hall Road and White Sulphur Road; thence along the southwest side of the right of way of Hall Road the following bearings and distances south 43-34 east 29.11 feet; south 43-11 east 26.59 feet; south 39-44 east 45.58 feet to an iron pin; thence leaving said right of way and running south 57-11 west 440.92 feet to an iron pin; thence north 33-36 west 100.02 feet to an iron pin; thence north 57-11 east 426 58 feet to an iron pin located on the west side of the right of way of Hall Road at the point of beginning

This being the same property as described in Warranty Deed recorded in Deed Book 1061, Page 176, aforesaid records.



BK 7640PG344

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 108 of the 9th District, GMD 403 and 411, Hall County, Georgia, consisting of 3 acres according to a survey by Calvin A. Kytte, registered surveyor, dated February 14, 1986, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin located on the west side of the right of way of Hall Road; said iron pin lying north 24 degrees 05 minutes 12 seconds west 1,008.22 feet from the right of way intersection of Hall Road and White Sulphur Road; thence leaving the said right of way of Hall Road and running south 57 degrees 11 minutes 00 seconds west 714.56 feet to an iron pin; thence north 32 degrees 38 minutes 00 seconds west 191.94 feet to an iron pin; thence north 57 degrees 11 minutes 00 seconds east 639.96 feet to an iron pin located on the southwest side of the right of way of Hall Road, thence along said right of way south 56 degrees 48 minutes 30 seconds east 97.56 feet to a point; thence continuing along said right of way a chord bearing and distance of south 51 degrees 16 minutes 42 seconds east 108.39 feet to an iron pin located at the point of beginning.

This being the same property as described in Warranty Deed recorded in Deed Book 1061, Page 77, Hall County, Georgia Records

LESS AND EXCEPT:

All that tract or parcel of land lying and being in Land Lot 108 of the 9th Land District of Hall County, Georgia, and being 0.67 acre, as shown and delineated on a plat of survey dated November 23, 1988 and prepared by Dwight Kilby, Georgia Registered Land Surveyor. Said plat and the description hereon is herein incorporated by reference and being more particularly described according to said plat as follows

BEGINNING at an iron pin located on the southwestern right-of-way of Hall Road, said iron pin being 551.52 feet from the point where the southwestern right-of-way of Hall Road intersects with the western right-of-way of White Sulphur Road, running thence from said iron pin north 32 degrees 26 minutes 34 seconds west a distance of 50 feet to an iron pin located on the southwestern right-of-way of Hall Road; running thence from said iron pin 57 degrees 31 minutes 11 seconds west a distance of 404.60 feet to a point and the True Point of Beginning; thence from said True Point of Beginning running south 57 degrees 31 minutes 11 seconds west a distance of 75.10 feet to an iron pin, running thence from said iron pin north 86 degrees 16 minutes 10 seconds west a distance of 274.06 feet to an iron pin corner; running thence from said iron pin north 58 degrees 05 minutes 05 seconds east a distance of 292.41 feet to a point; running thence south 33 degrees 51 minutes 36 seconds east a distance of 159.06 feet to a point and the True Point of Beginning

Excluding an easement to a 15-foot strip of property running parallel to the Northeastern boundary of the within parcel of land and said easement being more particularly described as follows:

BEGINNING at the True Point of Beginning as determined above, thence from said True Point of Beginning running thence South 57 degrees 31 minutes 11 seconds West a distance of 15 feet to a point; running thence North 33 degrees 51 minutes 36 seconds West to a point; running thence from said point North 58 degrees 05 minutes 05 seconds East to an iron pin corner, running thence 533 degrees 51 minutes 56 seconds East 159.06 feet to a point and the True Point of Beginning.

This being the same property described in Warranty Deed recorded in Deed Book 1308, Page 246, Hall County, Georgia Records.

LESS AND EXCEPT:

All that tract or parcel of land, together with improvements thereon, situate, lying and being in Land Lot 108 of the 9th District, Hall County, Georgia, and comprising 0.67 acre, according to a plat prepared for William A. and Melle J. Crowe and Home Federal Savings Bank of Georgia by Dwight Kilby, Registered Surveyor, dated May 13, 1991, which tract is more fully and completely described according to said Kilby survey as follows

IN ORDER TO LOCATE THE TRUE POINT OF BEGINNING, COMMENCE at the intersection of the centerline of White Sulphur Road with the extended centerline of Hall Road; thence South 82 degrees 26 minutes 57 seconds West 83.72 feet to an iron pin found along the northwesterly right of way of White Sulphur Road, which iron pin found marks the True Point of Beginning. From said True Point of Beginning, thence the following courses and distances along said northwesterly right of way of White Sulphur Road: South 43 degrees 51 minutes 02 seconds West 69.47 feet to a point; South 32 degrees 23 minutes 15 seconds West 46.16 feet to an iron pin found; thence departing from said right of way North 47 degrees 54 minutes 15 seconds West 302.79 feet to an iron pin found, thence North 54 degrees 57 minutes 03 seconds East 126.01 feet to an iron pin found; thence South 37 degrees 40 minutes 46 seconds East 233.92 feet to an iron pin found; thence South 88 degrees 44 minutes 18 seconds East 51.40 feet to an iron pin found at the True Point of Beginning.

TOGETHER WITH: a perpetual non-exclusive easement over and across that portion of a concrete drive and gravel drive traversing property adjacent to the southwesterly boundary of subject property

This being the same property as described in Warranty Deed recorded in Deed Book 1604, Page 332, Hall County, Georgia Records.