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Hall County, GA

**TRUSTEE'S DEED**

STATE OF GEORGIA

NO TITLE SEARCH PERFORMED

COUNTY OF FULTON

PAPERWORK ONLY

THIS INDENTURE, made effective the 7 day of July, 2024, between **ELIMELECH ROSNER AND YA-ELLE ROSNER, AS CO-TRUSTEES OF THE ROSNER FAMILY TRUST DATED NOVEMBER 15, 2004**, as party of the first part, hereinafter called Grantor, and **ELIMELECH ROSNER**, of the County of Gwinnett, State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor(s)" and "Grantee(s)" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that the said Grantors, acting under and by virtue of the power and authority contained in the trust agreement for THE ROSNER FAMILY TRUST DATED NOVEMBER 15, 2004, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** 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 all Grantors' undivided interest in and to:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 135, 136 AND 153 OF THE 11TH DISTRICT, HALL COUNTY, GEORGIA, BEING TRACTS 1, 2 AND 3, OF EXEMPTION PLAT FOR WILLIAM C. O'KELLEY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 878, PAGE 153, HALL COUNTY, GEORGIA RECORDS, WHICH RECORDED PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.**

**TAX ID#: 11135 000001**

**SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD**

**\*\*Subject to that Security Deed from Elimelech Rosner and Ya-Elle Rosner to MERS as nominee for Bank of America, N.A., dated December 1, 2021 in the amount of \$1,086,250.00 and recorded on December 09, 2021 in Deed Book 9009, Page 289, Hall County, Georgia Records.\*\*\***

Co-Trustees acknowledge that they are duly appointed and qualified to act on behalf of the trust, that they have the authority to execute this deed, that said trust has not been fully executed or otherwise terminated, that title continues to reside in the trustee, and has not passed to the beneficiary or any other party.

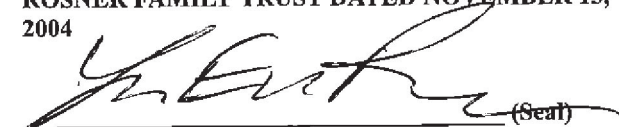
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever in **FEE SIMPLE**, in as full and ample a manner as the same was held, possessed and enjoyed, by the said Grantor.

**AND THE SAID** Grantor, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and affixed their seals, the day and year first above written.

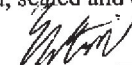
 (Seal)

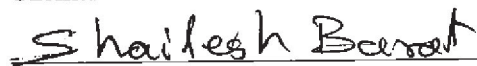
ELIMELECH ROSNER, AS CO-TRUSTEE OF THE  
ROSNER FAMILY TRUST DATED NOVEMBER 15,  
2004

 (Seal)

YA-ELLE ROSNER, AS CO-TRUSTEE OF THE  
ROSNER FAMILY TRUST DATED NOVEMBER 15,  
2004

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public



07/07/2024