

after recording, return to:  
 WALKER, BALL & DIMO, LLC  
 340 JESSE JEWELL PKWY, STE 650  
 GAINESVILLE, GA 30501

## LIMITED WARRANTY DEED

THIS INDENTURE is made this 7 day of November, 2023, between

**MARK L. WILSON**

(hereinafter referred to as "Grantor")

and

**LA ESPERANZA AUTO SALES INC**

(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

### WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

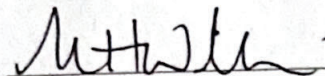
All that tract or parcel of land lying and being in Land Lot 138, 10th Land District, Hall County, Georgia, and being more fully shown on the survey of the property of Mary E. Gables prepared by Henry Grady Jarrard, Georgia Registered Land Surveyor, dated July 8, 1970, recorded in Plat Book 44, Page 49, Hall County, Georgia Plat Records, which plat and record thereof are incorporated herein by reference for a more complete description of the subject property, being improved property known as 2696 Cleveland Highway and Tax Parcel 10-138-000-058 according to the present system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

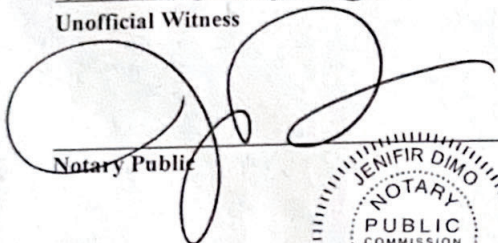
AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

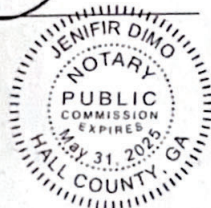
Signed, sealed, and delivered  
in the presence of

  
\_\_\_\_\_

Unofficial Witness

  
\_\_\_\_\_

Notary Public



GRANTOR:

 (SEAL)  
\_\_\_\_\_

MARK L. WILSON