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 PARTICIPANT ID: 9171275233
 PT61: 069-2021-000088
 RECORDED BY: CH
 CLERK: Charles Baker, C.S.C
 Hall County, GA

After Recording Return To:
 Kim and Bagwell, LLC
 311 Green Street, Suite 409
 Gainesville, GA 30501

Order No.: 6593

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 21st day of December, 2020, between **Mark Clements**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Jason Burton and Christine Burton**, as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Three Hundred Forty-Nine Thousand And No/100 Dollars (\$349,000.00) 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 THAT TRACT or parcel of land lying and being in land Lot 101 of the 8th Land District, Hall County, Georgia, as shown and delineated as Tract 2A, being 1.430 acres, more or less, on plat of survey for Harold F. Melton and Josephine Melton by R&V Land Surveying, Inc., dated 04/24/2002, and being more particularly described as follows:

BEGINNING at an iron pin at a point on the Northeastern right of way of Jim Crow Road, said point being 321.10 feet East as measured along said right of way from the intersection of said right of way and the Southern right of way of Oak Hill Drive; thence leaving said Jim Crow Road (a/k/a Old Federal Road) right of way and running North 38 degrees 46 minutes 54 seconds East, a distance of 192.11 feet to an iron pin; thence running North 38 Degrees 46 minutes 54 seconds East, a distance of 190.53 feet, to an iron pin; thence running South 54 degrees 45 minutes 48 seconds East, a distance of 80.74 feet to an iron pin; thence running South 15 degrees 37 minutes 00 seconds West, a distance of 199.96 feet to an iron pin; thence running South 57 degrees 44 minutes 10 seconds East, a distance of 60.00 feet to an iron pin; thence running South 52 degrees 16 minutes 08 seconds West, a distance of 218.43 feet to an iron pin on the Northeastern right of way of Jim Crow Road; thence running North 53 degrees 56 minutes 45 seconds West, a distance of 168.10 feet to an iron pin; thence running North 38 degrees 46 minutes 54 seconds East, a distance of 9.79 feet to the place or point of beginning. Reference is hereby made to a Plat Book 38, page 220, Hall County Plat Records.

Subject property having a Tax Parcel ID#08101-002002 and being known as 5962 Jim Crow Road, Flowery Branch, Georgia 30542, according to the present system of numbering properties in Hall County, Georgia.

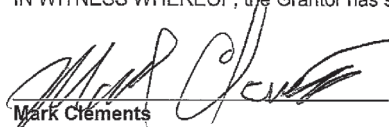
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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.

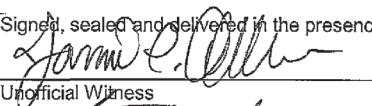
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

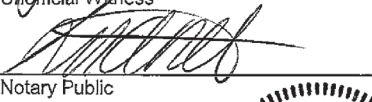
THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 21st day of December, 2020.


Mark Clements

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public

My Commission Expires:

