

LUEDER, LARKIN & HUNTER, LLC

ATTORNEYS AT LAW



www.luederlaw.com

August 27, 2020

Ayoub Botrus
735 Sentry Ridge Xing
Suwanee, GA 30024

Settlement Agent: Lueder, Larkin & Hunter, LLC
Date: June 17, 2020
Lender: Cash
Buyer: Ayoub Botrus
Seller: Atlas Cars Inc
Property Address: 5707 Holiday Road, Buford, GA 30518

In connection with the recent closing for the above-referenced transaction, enclosed please find the following:

- ☐ Security Instrument
- ☒ Conveyance Deed
- ☐ Title Policy
- ☐ Other items: _____

Thank you for choosing Lueder, Larkin & Hunter, LLC for your real estate closing services. If you should have any questions or require any additional information, please do not hesitate to contact our office.

FILED & RECORDED
DATE: 6/26/2020
TIME: 9:40AM
DEED BOOK: 8523
PAGES: 248-249
FILING FEES: \$25.00
PT61: 0692020004077
TRANSFER TAX: \$365.00
Recorded By: NB
Charles Baker, C.S.C.
Hall County, GA

Record and Return to:
Lueder, Larkin & Hunter, LLC
1225 B Tuscany Drive
Braselton, GA 30517
File No.: GA-BR-20-0140-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL
APN/Parcel ID: 07329 001003

THIS INDENTURE, made this 17th day of June, 2020, between

Atlas Cars Inc

as party or parties of the first part, hereinafter called Grantor, and

Ayoub Botrus

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).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, to wit:

All that tract or parcel of land lying and being in Land Lot 329 of the 7th Land District, Hall County, Georgia, and being more particularly described as follows:

Beginning at the centerline intersection of Bethlehem Church Road and Holiday Road, running north 11 degrees 03 minutes 04 seconds east a distance of 37.45 feet to a calculated point and being the true point of beginning. From the point of beginning, thence running along the northwesterly right of way of Holiday Road (60' right of way), north 42 degrees 00 minutes 25 seconds west, a distance of 115.03 feet to a point; thence continuing along said right of way and running north 43 degrees 51 minutes 28 seconds west a distance of 190.21 feet to a point; thence continuing along said right of way, north 45 degrees 15 minutes 59 seconds west a distance of 78.34 feet to a calculated point; thence continuing along said right of way, north 45 degrees 51 minutes 41 seconds west a distance of 29.76 feet to a calculated point;

thence continuing along said right of way, north 47 degrees 38 minutes 00 seconds west a distance of 89.66 feet to a 3/4 inch square solid iron pin found; thence leaving said right of way, north 41 degrees 24 minutes 02 seconds east a distance of 400.73 feet to a 1 inch open top found; thence running south 39 degrees 34 minutes 40 seconds east a distance of 380.20 feet to a 1/2 inch rebar found; thence south 31 degrees 14 minutes 24 seconds east a distance of 38.41 feet to a 1/2 inch rebar found; thence running south 61 degrees 31 minutes 27 seconds west a distance of 180.00 feet to a 1/2 inch rebar found; thence running south 43 degrees 30 minutes 28 seconds east a distance of 197.54 feet to a Parker Kalon nail set and the northwesterly right of way of Bethlehem Church Road (50' right of way); thence continuing along said right of way and following the curvature thereof, an arc length of 136.41', said arc having a chord bearing and distance of south 56 degrees 11 minutes 03 seconds west and a distance of 136.41 feet to a point; thence continuing south 54 degrees 08 minutes 46 seconds west a distance of 48.83 feet to a point and the true point of beginning. This being 3.91 acres, more or less, as more particularly depicted on a plat entitled "Retracement Survey for: James T. Smith", dated 6/12/2017, prepared by Patton Land Surveying, LLC, certified by Chris M. Patton, G.R.L.S. No. 2647.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 329 of the 7th Land District of Hall County, Georgia, and being Tract 2, as more particularly shown on a plat entitled "Subdivide Survey for Vasilily Myalik", prepared by Patton Land Surveying, LLC, dated 8/28/18, and recorded in Plat Book 876, page 172, records of Hall County, Georgia, which plat is incorporated herein by reference and made a part of this description.

Subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 against the claims of all persons owning, holding, or claiming by, through and under the said 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:

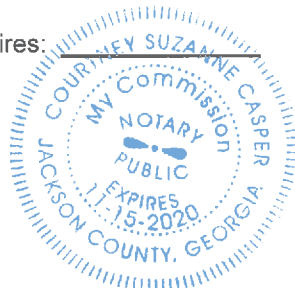
GRANTOR:


Unofficial Witness

Atlas Cars Inc

By:  (SEAL)
Vasilily Myalik, CEO/CFO/Secretary

Notary Public
My Commission Expires:
[Notary Seal]



STATE OF GEORGIA
COUNTY OF HALL

eFiled and eRecorded
DATE: 09/01/2022
TIME: 10:10 AM
DEED BOOK: 9191
PAGE: 280 - 281
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 8869909830
PT61: 069-2022-007820
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made the August day of 30th the year Two Thousand Twenty Two, by and between

AYOUB BOTRUS

of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

AMC INVESTMENT PROPERTIES LLC

of County of Hall, State of Georgia, as party or parties of the second part, hereinafter called Grantee(s) (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That the Grantor 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 acknowledge, 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:

ALL that tract or parcel of land lying and being in Land Lot 329, of the 7th District, Hall County, Georgia, as shown on a plat of survey by Surveyor William P. Gresham for Keith Lassiter, dated August 10, 2020., and being recorded at Plat Book 880, Page 252, Hall County, Georgia Deed Records. Said Plat is incorporated herein for a more complete description. The above described property is commonly known as 5707 Holiday Road, Buford, Georgia 30518.


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 party of the second part, their heirs and assigns, forever, in Fee Simple.

IN WITNESS WHEREOF, Grantor(s) have signed and sealed this deed, the day and year first above written.

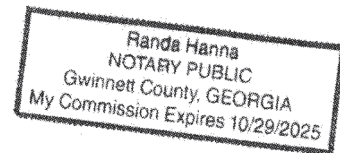
Signed, sealed and delivered in the presence of:


(Unofficial Witness)


Ayoub Botrus (Seal)


(Notary Public)


(Seal)



Return to: Marion E. Ellington, Jr.
P.O. Box 1988
Buford, GA 30515