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LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF GWINNETT

FILE #: 25R25512

THIS INDENTURE made this 14th day of April, 2025, between **Sabri Guven**, as party or parties of the first part, hereinafter called Grantor, and **John Clouse** 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 NO/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 that tract or parcel of land lying and being in Gillsville District, Hall County, Georgia, and being known as Tract 4, according to a plat entitled "Survey for Estate of Frank H. Adams" dated November 26, 1974 and prepared by B. Keith Rochester, Jr., Georgia Registered Land Surveyor Number 1534 which plat is recorded in Plat Book 59, Page 136-137 in the Office of the Clerk of Superior Court of Hall County, Georgia and which plat by reference is made a part of this description as fully and effectively as if said tract were described by meets and bounds herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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**.

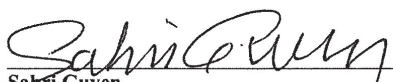
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

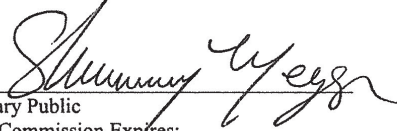
Signed, sealed and delivered in presence of:



 Witness

 (SEAL)

 Sabri Guven



 Notary Public
 My Commission Expires:
 (NOTARY SEAL)

