

Georgia, Hall County, Clerk Superior Court  
Filed in office, this 6 day of July  
2000 at 10:40 a.m. Recorded in  
Book 3700 Page(s) 582-584  
this 7 day of July, 2000.  
DWIGHT S. WOOD, CLERK, by: agz  
2184

018212

→ Sergio & Associates P.C.  
Attorney at Law  
3982 Cherokee Trail  
Suite 130  
Suwanee, Georgia 30024

HALL COUNTY, Georgia  
Real Estate Transfer Tax  
Paid \$ -0-  
Date 7-6-00  
DWIGHT S. WOOD  
Clerk Superior Court  
By: agz

000582

STATE OF GEORGIA

Gwinnett COUNTY

## Quit-Claim Deed

THIS INDENTURE, made the 27th day of April, in the year Two Thousand, between **JAY HAK LEE**, of the County of Jackson, State of Georgia, and **KOOK-JA LEE**, of the County of Gwinnett, as party or parties of the first part, hereinafter called Grantor, and **KOOK-JA LEE**, 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 LOVE AND AFFECTION, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

FOR A COMPLETE LEGAL DESCRIPTION REFER TO EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Each grantor of this deed holds a twenty-five percent (25%) undivided interest in the above-described property. Grantee shall, therefore, hold a fifty percent (50%) undivided interest in a tenancy at common with Been Chuan Lee and Main Di Chang, with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered in presence of:

Shen Crane

Witness

Jay H. Lee  
JAY HAK LEE

Debra  
Notary Public

My Commission Expires

Reg 2119

Kook-Ja Lee  
KOOK-JA LEE

000583

## EXHIBIT "A"

All that tract or parcel of land lying and being in the Clincham District, number 392, of Hall County, Georgia, and being a portion of that land conveyed by warranty deed from Jasper B. Thompson to Eva Thompson Thornton on January 24, 1921, and recorded at deed book 37, page 568, Hall County records. Said tract is more particularly described as follows:

To find the point of beginning, commence at a concrete monument which point is the common intersection of the southeast boundary of Hall County, the northwestern boundary of Jackson County, the western boundary line of Barrow County, and the eastern boundary line of Gwinnett County; proceed thence North 46 degrees 36 minutes East 183.3 feet along the common boundary line of Hall and Jackson Counties to a point, thence North 87 degrees 13 minutes West 125.3 feet, thence South 82 degrees 23 minutes West 127.8 feet; thence South 36 degrees 32 minutes West 309.4 feet to a point in the center line of Mulberry River; thence along the center line of the Mulberry River the following courses and distances: South 40 degrees 43 minutes West 100.0 feet; thence South 50 degrees 10 minutes West 207.1 feet; thence North 85 degrees 55 minutes West 509.6 feet; thence South 80 degrees 35 minutes West 344.3 feet; thence North 87 degrees 14 minutes West 204.1 feet; thence South 65 degrees 32 minutes West 187.6 feet; thence South 78 degrees 51 minutes West 235.0 feet; thence North 53 degrees 26 minutes West 285.7 feet; thence North 17 degrees 34 minutes West 416.0 feet; thence North 29 degrees 54 minutes West 347.0 feet; thence North 6 degrees 44 minutes East 434.4 feet; thence North 23 degrees 08 minutes West 150.0 feet; thence South 66 degrees 33 minutes West 195.3 feet; thence South 5 degrees 29 minutes West 218.8 feet; thence South 23 degrees 11 minutes West 274.5 feet; thence South 85 degrees 18 minutes West 158.0 feet; thence North 39 degrees 08 minutes West 193.9 feet; thence North 60 degrees 35 minutes West 130.8 feet; thence leaving the center line of the Mulberry River North 21 degrees 54 minutes 00 seconds West 470.83 feet to an iron pin set on the southerly right of way of the Howington Road; thence 45.00 feet to an iron pin set in the center of said road; thence along the center line of said road North 64 degrees 40 minutes 45 seconds West 396.35 feet; thence South 89 degrees 39 minutes 26 seconds West 77.28 feet; thence North 71 degrees 22 minutes 25 seconds West 127.81 feet; thence North 68 degrees 24 minutes 17 seconds West 286.73 feet to an iron pin set on the easterly right of way of Georgia Highway 211; thence along said right of way North 15 degrees 23 minutes 00 seconds West 700.83 feet to a point; thence North 16 degrees 51 minutes West 236.3 feet; thence North 22 degrees 34 minutes West 298.0 feet; thence North 28 degrees 12 minutes West 298.8 feet; thence North 29 degrees 25 minutes West 491.1 feet; thence North 59 degrees 23 minutes East 1143.3 feet to an iron pin found, which point is the true point of beginning; thence North 9 degrees 8 minutes West 1435.1 feet to an axle found; thence South 65 degrees 7 minutes West 706.7 feet; thence North 69 degrees 48 minutes West 295.6 feet; thence South 57 degrees 30 minutes West 730.9 feet to a point on the Easterly side of Georgia Highway 211; thence along the Easterly side of Georgia Highway 211 North 29 degrees 27 minutes West 378.6 feet; thence continuing along the Easterly side of Georgia Highway 211 North 23 degrees 22 minutes West 218.9 feet; thence continuing along the Easterly side of Georgia Highway 211 North 14

degrees 55 minutes West 196.6 feet; thence continuing along the Easterly side of Georgia Highway 211 North 6 degrees 47 minutes West 229.7 feet to an iron pin; thence North 66 degrees 53 minutes East 1297.2 feet to an iron pipe found; thence North 79 degrees 26 minutes East 622.2 feet to a one-half inch pipe found; thence North 49 degrees 12 minutes West 124.6 feet; thence North 13 degrees 58 minutes West 261.7 feet; thence North 5 degrees 36 minutes East 123.3 feet; thence North 18 degrees 44 minutes East 215.9 feet; thence North 68 degrees 10 minutes East 269.8 feet; thence North 45 degrees 56 minutes East 132.8 feet to a one-half inch pipe found; thence South 34 degrees 32 minutes East 735.3 feet to a one inch pipe found; thence North 72 degrees 47 minutes East 1864.6 feet; thence North 4 degrees 57 minutes East 1702.1 feet to a one inch pipe found; thence South 42 degrees 52 minutes East 696.3 feet; thence South 39 degrees 12 minutes East 1538.0 feet to an iron pin found at fence corner; thence South 47 degrees 16 minutes West 396.0 feet to an iron pin; thence South 8 degrees 51 minutes East 1942.9 feet to a nail found at a 30 inch oak and old fence corner; thence South 88 degrees 38 minutes West 1565.7 feet; thence South 88 degrees 37 minutes 54 seconds West 569.61 feet to an iron pin set on the Easterly side of Howington Road; thence South 59 degrees 29 minutes 29 seconds West 1883.62 feet to an iron pin found at the true point of beginning.

Said tract contains 279.024 acres and is shown as Tract 3-A on a plat for Lenox T. Thornton, revised January 5, 1982, and recorded in Plat Book 85, Pages 128 and 129, Hall County Records. Said plat is incorporated herein by reference and made a part of this description.

000584



1250/293

WARRANTY DEED (SIKMT FORM) - FORM 207

2003

STANDARD WARRANTY DEED



STATE OF GEORGIA,

HALL County

THIS INDENTURE, made this 10th day of August  
in the year of our Lord One Thousand Nine Hundred and Eighty-Eight  
between JAY HAK LEE and KOOK-JA LEE  
of the State of Georgia and County of Hall  
and BEEN CHUAN LEE and MAIN DI CHANG  
of the State of Georgia and County of Hall  
WITNESSETH: That the said parties of the first part, for and in consideration  
of the sum of Ten and other good and valuable consideration -- DOLLARS  
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have  
granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and con-  
vey unto the said parties of the second part, their heirs and assigns, JOHNNY KOOK-JA LEE  
a one-half (1/2) undivided interest in:

See Exhibit "A" attached hereto and made a part hereof.

The purpose of this Deed is to create a tenancy in common  
with each of the Grantors (Jay Hak Lee and Kook-Ja Lee)  
and each of the Grantees (Been Chuán Lee and Main Di Chang)  
owning a twenty-five percent (25%) undivided interest in  
the above-described property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and ap-  
purtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof  
of them, the said parties of the second part, their heirs and assigns, forever, IN FEE SIMPLE  
And the said parties of the first part, their heirs, executors and adminis-  
trators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their  
heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their



and affixed their seal, the day and year above written  
Signed in the presence of  
Pamela S. King  
Notary Public, State of Georgia  
My Commission Expires March 1, 1999

JAY HAK LEE (Seal)  
KOOK-JA LEE (Seal)  
KOOK-JA LEE (Seal)

294

HALL COUNTY, Georgia  
Real Estate Transfer Tax  
Pay \$ 558.00  
Date August 15, 1988  
DWIGHT S. WOOD  
Clerk of Superior Court  
Mosquito Lake, Ga.

WARRANTY DEED

FROM

JAY HAK LEE and

KOOK-JA LEE

TO

BEEN CHUAN LEE and

MAIN DI CHANG

Georgia, Hall County  
Clerk's Office, Superior Court.

Filed for Record at 9:30 o'clock A. M.

August 15, 1988

Recorded in Book 1250 Folio 293-296

August 16, 1988

Dwight S. Wood, Clerk

David Alexander Sellers

Attorney at Law

50 Polk Street

Marietta, Georgia 30054

(404) 424-9343

Pd. mail:

All that tract or parcel of land lying and being in the Clincham District, number 392, of Hall County, Georgia, and being a portion of that land conveyed by warranty deed from Jasper B. Thompson to Eva Thompson Thornton on January 24, 1921, and recorded at deed book 37, page 568, Hall County records. Said tract is more particularly described as follows:

To find the point of beginning, commence at a concrete monument which point is the common intersection of the southeast boundary of Hall County, the northwestern boundary of Jackson County, the western boundary line of Barrow County, and the eastern boundary line of Gwinnett County; proceed thence North 46 degrees 36 minutes East 183.3 feet along the common boundary line of Hall and Jackson Counties to a point, thence North 87 degrees 13 minutes West 125.3 feet, thence South 82 degrees 23 minutes West 127.8 feet; thence South 36 degrees 32 minutes West 109.4 feet to a point in the center line of Mulberry River; thence along the center line of the Mulberry River the following courses and distances: South 40 degrees 43 minutes West 100.0 feet; thence South 50 degrees 10 minutes West 207.1 feet; thence North 85 degrees 55 minutes West 509.6 feet; thence South 80 degrees 35 minutes West 344.3 feet; thence North 87 degrees 14 minutes West 204.1 feet; thence South 65 degrees 32 minutes West 187.6 feet; thence South 70 degrees 51 minutes West 235.0 feet; thence North 53 degrees 26 minutes West 285.7 feet; thence North 17 degrees 34 minutes West 416.0 feet; thence North 29 degrees 54 minutes West 347.0 feet; thence North 6 degrees 44 minutes East 434.4 feet; thence North 23 degrees 08 minutes West 150.0 feet; thence South 66 degrees 33 minutes West 195.3 feet; thence South 5 degrees 29 minutes West 218.8 feet; thence South 23 degrees 11 minutes West 274.5 feet; thence South 85 degrees 18 minutes West 158.0 feet; thence North 39 degrees 08 minutes West 193.9 feet; thence North 60 degrees 35 minutes West 130.8 feet; thence leaving the center line of the Mulberry River North 21 degrees 54 minutes 00 seconds West 470.83 feet to an iron pin set on the southerly right of way of the Howington Road; thence 45.00 feet to an iron pin set in the center of said road; thence along the center line of said road North 64 degrees 40 minutes 45 seconds West 396.35 feet; thence South 89 degrees 39 minutes 26 seconds West 77.28 feet; thence North 79 degrees 22 minutes 25 seconds West 127.62 feet; thence North 68 degrees 24 minutes 17 seconds West 266.73 feet to an iron pin set on the easterly right of way of Georgia Highway 211; thence along said right of way North 15 degrees 23 minutes 00 seconds West 700.83 feet to a point; thence North 16 degrees 51 minutes West 236.8 feet; thence North 22 degrees 34 minutes West 298.0 feet; thence North 28 degrees 12 minutes West 298.8 feet; thence North 29 degrees 25 minutes West 491.1 feet; thence North 50 degrees 23 minutes East 1143.3 feet to an iron pin found, which point is the true point of beginning; thence North 9 degrees 8 minutes West 1435.1 feet to an axle found; thence South 65 degrees 7 minutes West 706.7 feet; thence North 69 degrees 48 minutes West 295.6 feet; thence South 57 degrees 30 minutes West 730.9 feet to a point on the easterly side of Georgia Highway 211; thence along the easterly side of Georgia Highway 211 North 29 degrees 27 minutes West 378.6 feet; thence continuing along the easterly side of Georgia Highway 211 North 23 degrees 22 minutes West 218.9 feet; thence continuing along the easterly side of Georgia Highway 211 North 14

EXHIBIT "A"



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Said tract contains 279.024 acres and is shown as Tract 3-A on a plat for Lenox T. Thornton, revised January 5, 1982, and recorded in Plat Book 85, Pages 128 and 129, Hall County Records. Said plat is incorporated herein by reference and made a part of this description.

STATE OF GEORGIA, County of HALLThis INDENTURE, Made this 15th day of July in the  
Year of Our Lord One Thousand Nine Hundred and Eighty-Six betweenLENOX THOMPSON THORNTONof the State of Georgia and County of Fulton of the first part, andJAY HAK LEE and KOOK-JA LEEof the State of Georgia and County of Gwinnett of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of  
Ten (\$10.00) and other good and valuable consideration ----- Dollars,  
 in hand paid, at and before the sealing and delivery of these presents, the receipt of which  
 is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents  
 does grant, bargain, sell and convey unto the said part ies of the second part, their  
 heirs and assigns, all that tract or parcel of land lying and being in

See Exhibit "A" attached hereto

HALL COUNTY, Georgia  
Real Estate Transfer TaxPaid \$ 500.00Date July 18, 1986DWIGHT S. WOOD  
Clerk of Superior CourtBy Margaret S. Jones

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

AND THE SAID part Y of the first part, for his heirs,  
 executors and administrators, will warrant and forever defend the right and title to the above  
 described property, unto the said part ies of the second part, their heirs and assigns,  
 against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part Y of the first part has hereunto set his  
 hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature]Lenox Thompson Thornton (Seal)  
LENOX THOMPSON THORNTON (Seal)Prepared on 7-15-86D. King (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)[Signature] (Seal)

Georgia, Hall County, Clerk Superior Court  
 Filed in office, this 18 day of July  
1986 at 9:20 AM Recorded in Book 1009  
 Page 31 21 day of July, 1986  
Dwight S. Wood  
 DWIGHT S. WOOD, Clerk

Pd. Sellers & Krause  
Gwinnett, Ga. 30064



All that tract or parcel of land lying and being in the Clinch District, number 392, of Hall County, Georgia, and being a portion of that land conveyed by warranty deed from Jasper B. Thompson to Eva Thompson Thornton on January 24, 1921, and recorded at deed book 37, page 568, Hall County records. Said tract is more particularly described as follows:

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EXHIBIT "A" *P.J.J.*

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83