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PARTICIPANT ID: 7067927936  
PT61: 069-2023-001215  
RECORDED BY: JP  
CLERK: Charles Baker, C.S.C.  
Hall County, GA

## LIMITED WARRANTY DEED

### STATE OF GEORGIA COUNTY OF FULTON

THIS INDENTURE made this 28th day of February, 2023, between William Winters, as party or parties of the first part, hereinafter called Grantor, and Aimee Lynne Gonzalez 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 LAND LOT 11 OF THE 10TH DISTRICT OF HALL COUNTY, GEORGIA AND DESIGNATED AS LOTS 20, 21, 22, 23 AND 24, BLOCK J, SECTION 1 OF TIMBERIDGE ESTATES PLANNED RESIDENTIAL DEVELOPMENT AS SHOWN BY PLAT RECORDED IN PLAT SCREEN 160, PAGE 195 A, IN THE RECORDS OF THE CLERK OF SUPERIOR COURT OF HALL COUNTY, GEORGIA, SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN BOOK 1802, PAGES 146 AND 147, AFORESAID RECORDS AND ALL OTHER RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES OF RECORD OR WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR VISUAL INSPECTION OF THE PROPERTY OR RECORDS OTHERWISE AVAILABLE TO GRANTEE RELATED THERETO.

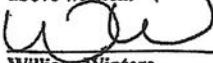
Parcel ID: 10-011D-000-045

This Deed is given subject to all easements and restrictions of record.


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.

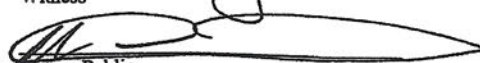
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

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

  
\_\_\_\_\_  
William Winters (SEAL)

Signed, sealed, and delivered in presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public



Return to:  
**O'Kelley & Sorohan, Attorneys at Law, LLC**  
2170 Satellite Blvd, Ste. 375  
Duluth, GA 30097  
File No.: 01-281108-REG

STATE OF GEORGIA  
COUNTY OF GWINNETT

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on **30th day of September, 2025**, between

**Aimee Lynne Gonzalez**

(hereinafter referred to as "Grantor") and

**James Allen Watterson and Lea Watterson, as joint tenants with rights of survivorship**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 11 of the 10th District of Hall County, Georgia and designated as Lots 20, 21, 22, 23 and 24, Block J, Section 1 of Timberidge Estates Planned Residential Development as shown by plat recorded in Plat Screen 160, Page 195A, in the records of the Clerk of Superior Court of Hall County, Georgia, subject to the Restrictive Covenants recorded in Book 1802, Pages 146 and 147, aforesaid records and all other restrictions, easements, rights-of-way and encumbrances of record or which would be disclosed by an accurate survey or Visual inspection of the property or records otherwise available to Grantee related thereto.

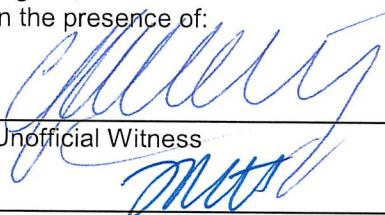
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises") , the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Aimee Lynne Gonzalez

Notary Public  
Commission expires: 5/19/27

