

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30501
File No.: 08-090993-REG

FILED & RECORDED
DATE: 3/23/2018
TIME: 09:25 AM (jp
DEED BOOK: 8058
PAGE: 259
FILING FEES: \$12.00
TRANSFER TAX: \$125.00
0692018001924
Charles Baker, C.S.C.
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on **21st day of March, 2018**, between

Robert B. Angle, III

(hereinafter referred to as "Grantor") and

Andres Hernandez Sierra

(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, together with all improvements thereon, lying and being in Land Lot 168 of the 9th Land District of Hall County, Georgia, and being Lots Nos. 44, 45 and 46 of the Bertie Sailors Keith Subdivision as shown on a subdivision plat recorded in Plat Book 2, pages 39-41, Hall County, Georgia Deed Records, and being more fully shown on a plat prepared for Ellaree Dearman by Patton-Pless & Associates, Registered Surveyors, on August 7, 1972, and being more particularly described as follows:

Beginning at an iron pin on the Southwesterly side of Ray Street, said iron pin being located 247.3 feet Northeast of the right of way of Georgia Highway 13 (U.S. Highway 23), and running thence South 25°03' West 159.5 feet to an iron pin; thence North 74°41' West 25.1 feet to an iron pin; thence South 80°21' West 144.5 feet to an iron pin; thence North 23°15' East 240.6 feet to an iron pin on said Ray Street; thence along the right of way of said Ray Street South 67°00' West 150 feet to the beginning iron pin corner.

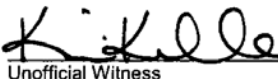
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

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 this 21st day of
MARCH 2018 in the
presence of:


Unofficial Witness


Robert B. Angle, III

Notary Public
Commission expires:



Limited Warranty Deed

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