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### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made the 14<sup>th</sup> day of October, 2021, between HIGHER UP INVESTMENTS, LLC of the State of Georgia and County of Hall party of the first part, and JOSE PILAR LIMA BARRERA of the State of Georgia and County of Hall party of the second part.

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations 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 party of the second part, his heirs and assigns,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE WILSONS DISTRICT OF HALL COUNTY, GEORGIA, CONSISTING OF LOT 2, BLOCK C, OF THE CHERRY WOOD SUBDIVISION, LOT 2 IS MORE PARTICULARLY DESCRIBED ACCORDING TO A PLAT BY JACQUE L. WILLIAMS, REGISTERED SURVEYOR, DATED JULY 5, 1958, AND RECORDED IN PLAT BOOK 63, PAGE 264, HALL COUNTY, GEORGIA PLAT RECORDS, REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. PROPERTY ADDRESS: 2701 BROWNS BRIDGE ROAD GAINESVILLE, GA 30504.

PARCEL ID: 08015 005022

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, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party 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 party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

Signed, sealed and delivered in the presence of:

(Seal)

HIGHER UP INVESTMENTS, LLC  
BY: OSCAR GONZALEZ- SOLE MEMBER

Unofficial Witness

Notary Public

