

Return Recorded Document to:
PAVIELLE DORTCH, LLC
881 PONCE DE LEON AVENUE, STE 4
ATLANTA, GA 30306
PARCEL ID: Property 1:
00031-005009

eFiled and eRecorded
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CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

FILE #: 20-12052

THIS INDENTURE made this January 18, 2021 between Deborah Dewitt as the Executrix of the Estate of Randolph M. Eccles a/k/a Randolph Marvin Eccles, deceased, of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and Santos Cordoba and Martha Madrigal, husband and wife, as joint tenants, 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, being and situate in GMD 411, Hall County, Georgia, and being part of Tract 5 on the west side of Hancock Avenue as shown by a plat prepared by Henw Grady Jarrard, Registered Surveyor, on May 18, 1961, and being more particularly described as follows:

BEGINNING at an iron pin stake on the west right of way of Hancock Avenue; thence South 59° 00' West 260.36 feet to a point; thence in a southerly direction 104 feet to a point; thence North 58° 57' East 256.85 feet to a point on the west side of Hancock Avenue; thence in a northerly direction 100 feet along the west right of way of Hancock Avenue to the BEGINNING POINT. This being all of Tract5 except a small portion previously deeded to Ralph Mitchel.

Tax ID#: 00031 005009

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

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**, subject, however, to all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances").

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, but not otherwise provided, however, that Grantor's conveyance of the Property and Grantor's warranties of title contained in this Deed are and shall be subject to the Permitted Encumbrances.

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

Signed, sealed and delivered in the presence of:

Danielle N. Colton-Couch
Witness

x Martha Bartles
Notary Public

My Commission Expires
2/19/2023

Deborah Dewitt
Deborah Dewitt as the Executrix of the
Estate of Randolph M. Eccles a/k/a 1/14/2021
Randolph Marvin Eccles, deceased

Martha Bartles
Columbia County Notary Public
Commission Expires 02/19/2023