

After Recording Return To:

Amelia Gray, LLC

Attn: Cheryl Wright

P.O. Box 907843

Gainesville, GA 30501

eFiled and eRecorded

DATE: 10/29/2025

TIME: 1:43 PM

DEED BOOK: 9745

PAGE: 434 - 436

FILING FEES: \$25.00

TRANSFER TAX: \$0.00

PT61: 069-2025-007386

RECORDED BY: CH

CLERK: Mark Pettitt

Hall County, GA

Warranty Deed

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, Made the 29th day of October in the year two thousand twenty-five, between SQUIRREL KEY, LLC

of the County of Hall, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

SCOTT WRIGHT

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 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION 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, the following described property:

See Exhibit "A" which is attached hereto and by reference made a part hereof for a complete description of the subject property.

Subject to all easements, covenants and restrictions of record, if any.

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 property use, benefit and behoof of the said Grantee forever in FEE SIMPLE AND THE SAID Grantor will warranty and

forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

SQUIRREL KEY, LLC

By :

Cheryl Wright

CHERYL WRIGHT

MANAGING MEMBER

Jean Stokes

WITNESS

Rhonda J. Light

NOTARY PUBLIC

(Affix Notary Seal)



My commission expires:

April 10, 2026