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PARTICIPANT ID: 9174276233
PT61: 069-2024-005057
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

AFTER RECORDING RETURN TO:

Kim and Bagwell, LLC
330 Northside Drive
Gainesville, GA 30501

Order No.: 9693

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 11th day of July, 2024, between **Carol Rylee and Marvin Wiley**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Andres Serrano**, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars (\$215,000.00) 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 115 of the 12th District, Hall County, Georgia, being Tract 1, containing 4.309 acres more or less, as shown on a Boundary Survey for Marvin Wiley and Carol A. Rylee, Prepared by Christopher J. Carlan, GRLS 3003, Recorded in Plat Book 880, Page 423, Hall County, Georgia Records. Said Plat is incorporated herein by reference thereto.

Said property is further identified as Tax Parcel No. 12115 000010, and as 7273 Lula Road, Lula, GA 30554.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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 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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 11th day of July, 2024.

Carol Rylee
Carol Rylee
Marvin Wiley
Marvin Wiley

Signed, sealed and delivered in the presence of:

Adriana C. Aguilar
Unofficial Witness

Joseph Sherman
Notary Public
My Commission Expires: 5/06/2025

