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FILE
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JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

**LIMITED
WARRANTY DEED**

State of Georgia, Hall County

THIS INDENTURE, Made the 14th day of June in the year of our Lord Two Thousand and Twenty between **CHARLES EDWIN TWIGGS**, of the First Part and **DANIEL JAIMES A/K/A DANIEL JAIMES CONTRERAS** of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND 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 Party of the Second Part their heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

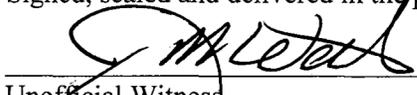
**SUBJECT TO ZONING, GENERAL UTILITY, SEWER AND
DRAINAGE EASEMENTS OF RECORD, AND COVENANTS,
CONDITIONS AND RESTRICTIONS OF RECORD.**

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.

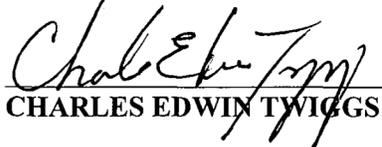
AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

Signed, sealed and delivered in the presence of:



Unofficial Witness



CHARLES EDWIN TWIGGS (SEAL)



Notary Public

(SEAL)

My Commission Expires:

Notary Seal Affixed:



EXHIBIT 'A'

TRACT 1

All that tract or parcel of land lying and being in G.M.D. 268 of the Headrights Section, Hall County, GA and being shown and delineated AS Lots 1, and Lot 2, on plat of survey prepared for Mary Helen McGuire Estate by D. Keith Kilby, Ga Reg Surveyor dated October 22, 2019 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 877 page 496. Said plat and the record thereof are herein incorporated for a full and complete legal description.

TRACT 2

All that tract or parcel of land lying and being in G.M.D. 268 of the Headrights Section, Hall County, GA and being shown and delineated AS Lots 3A and 3B, on plat of survey prepared for Mary Helen McGuire Estate by D. Keith Kilby, Ga Reg Surveyor dated December 30, 2019 and being recorded in the Clerk's Office of the Superior Court of Hall Co GA in Plat Book 878 page 167. Said plat and the record thereof are herein incorporated for a full and complete legal description.

