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CLERK: Charles Baker, C.S.C
Hall County, GA

221308
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE made November 23rd, 2022, between **MICHAEL LAWAYNE FARMER**, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **ULISES JAVIER RODRIGUEZ** and **ALEXIS RODRIGUEZ**, 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 00/100 (\$10.00) Dollars 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, the following described property, together with all improvements located thereon, to wit:

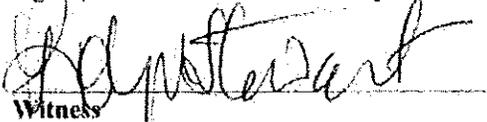
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

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**.

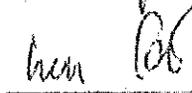
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

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:


Witness

 (Seal)
MICHAEL LAWAYNE FARMER


Notary Public

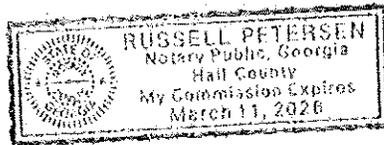


Exhibit "A"

All that tract or parcel of land lying and being in G.M.D. 1557, Hall County, Georgia, containing 15.246 acres, more or less, and being shown on a Boundary Survey for Ruth House, dated July 13, 2005, prepared by Venable & Associates, Inc., G.R.L.S., and being more particularly described as follows:

Beginning at a 1/2" rebar set on the northwesterly right-of-way of Bryant Quarters Road (80 foot right-of-way), said rebar being located South 44 degrees 38 minutes 29 seconds West 1214.80 feet from the centerline intersection of Bryant Quarters Road and Emory Griffin Road; thence South 41 degrees 51 minutes 02 seconds West 231.20 feet to a point; thence South 41 degrees 25 minutes 21 seconds West 202.52 feet to a 1/2" rebar Found; thence leaving said right-of-way proceed North 66 degrees 03 minutes 17 seconds West 1348.42 feet to a point; thence North 38 degrees 05 minutes 20 seconds East 109.12 feet to a point; thence South 37 degrees 33 minutes 04 seconds East 40.41 feet to a point; thence North 25 degrees 10 minutes 51 seconds East 47.66 feet to a point; thence North 45 degrees 46 minutes 22 seconds West 36.19 feet to a

point; thence North 56 degrees 55 minutes 57 seconds East 125.10 feet to a point; thence South 82 degrees 00 minutes 12 seconds East 42.49 feet to a point; thence South 08 degrees 58 minutes 37 seconds East 37.17 feet to a point; thence North 11 degrees 17 minutes 49 seconds East 89.44 feet to a point; thence North 11 degrees 10 minutes 47 seconds East 63.91 feet to a point; thence North 42 degrees 21 minutes 19 seconds East 105.10 feet to a point; thence South 73 degrees 28 minutes 57 seconds East 39.86 feet to a point; thence North 47 degrees 10 minutes 12 seconds East 55.32 feet to a point; thence North 87 degrees 15 minutes 58 seconds East 30.76 feet to a point; thence North 30 degrees 10 minutes 11 seconds East 29.30 feet to a point; thence South 58 degrees 18 minutes 56 seconds East 18.23 feet to a 1/2" rebar set; thence South 58 degrees 18 minutes 56 seconds East 1223.49 feet to a 1/2" rebar set on the northwesterly right-of-way of Bryant Quarters Road and the True Point of Beginning.

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