

Parcel No. 08133 003016

eFiled and eRecorded
DATE: 09/13/2023
TIME: 2:00 PM
DEED BOOK: 9367
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PARTICIPANT ID: 3758271351
PT61: 069-2023-006336
RECORDED BY: EAR
CLERK: Charles Baker, C.S.C
Hall County, GA

After recording, return to:

SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503
SPG

LIMITED WARRANTY DEED
(NO TITLE EXAMINATION PERFORMED)

THIS INDENTURE is made this 13 day of September, 2023, between

WILLIAM B. STARK, JR., (hereinafter referred to as "Grantor") and **BILL STARK PROPERTIES, INC.**, (hereinafter referred to as "Grantee")

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH

GRANTOR, in consideration of the sum of --LOVE AND AFFECTION-- and other valuable considerations, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 133 of the 8th District of Hall County, Georgia containing 2.00 acres according to a plat of survey for Stark Development Corporation dated January 15, 1993, last revised July 15, 1993 prepared by Patton-Patton, Inc., Registered Land Surveyor, certified by Owen Patton, G.R.L.S. No. 1324 and being more particularly described according to said survey as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at an axle found at the corner common to Land Lots 132, 133, 139 and 140 and run thence along the Land Lot line common to Land Lots 133 and 139 South 30 degrees 28 minutes 52 seconds East a distance of 1749.71 feet to a point marked by an iron pin found; leaving said Land Lot line, run thence North 60 degrees 17 minutes 03 seconds East a distance of 440.79 feet to a point marked by a crimped top pin set at head of ditch; run thence South 66 degrees 16 minutes 19 seconds East a distance of 229.85 feet to a point marked by a crimped top pin set; run thence North 87 degrees 40 minutes 59 seconds East a distance of 70.95 feet to a point marked by a crimped top pin set at a 32" poplar; run thence South 36 degrees 52 minutes 14 seconds East a distance of 222.11 feet to a point marked by a crimped top pin set; which pint marks THE TRUE PLACE OR POINT OF BEGINNING.

FROM THE TRUE PLACE OF BEGINNING THUS ESTABLISHED, run thence South 54 degrees 50 minutes 31 seconds West a distance of 298.08 feet to a point; run thence South 30 degrees 15 minutes 54 seconds East a distance of 391.36 feet to a point marked by a crimped top pin set on the northwesterly right of way line of State Route No. 13 (a/k/a Atlanta Highway); run thence along side right of way line North 32 degrees 27 minutes 42 seconds East a distance of 249.23 feet to a point marked by a crimped top pin set; leaving said right of way line, run thence North 16 degrees 15 minutes 38 West a distance of 311.85 feet to a point marked by a crimped top pin set, which point marks THE TRUE PLACE OR POINT OF BEGINNING.

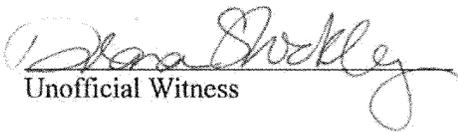
This being the same property as conveyed in Warranty Deed from 4-Joy, LLC to William B. Stark, Jr., dated July 2, 2018, filed and recorded July 2, 2018 in Deed Book 8111, Page 775-776, Hall County, Georgia records.

TO HAVE AND TO HOLD the 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 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 person owning, holding or claiming by, through or under Grantor only.

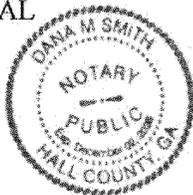
EXECUTED under seal as of the date above.

Signed, sealed and delivered in
the presence of:


Unofficial Witness

 (SEAL)
William B. Stark, Jr.


Notary Public
NOTARY SEAL



BK8000PG596

FILED
HALL CO., GA.

17 NOV 20 AM 9: 07

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 275.00

Date 11/20/17

Charles Baker
Superior Court Clerk

By NB

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY NB

PT61 069-2017-008339

17-1046
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504



LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HALL**

THIS INDENTURE made **November 13th, 2017**, between **LINDA T. SEXTON**, of the County of Jackson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **BILL STARK PROPERTIES, INC.**, 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:

All that tract or parcel of land lying and being in Land Lot 133 of the 8th Land District, Hall County, Georgia, consisting of 4.32 acres, more or less, as shown on a plat of survey for Horace M. Mathis by Dwight Kilby & Associates, dated October 26, 1985, and being more particularly described as follows:

BEGINNING at an iron pin on the western right-of-way of U.S. Highway #23 (State Route #13) (100 foot right-of-way) at said right-of-way's intersection with the original line dividing Land Lots 133 and 139 (said point is North 29°08'17" West, a distance of 600 feet, from the corner common to Land Lots 133, 134, 138 & 139); thence running North 29°08'17" West, a distance of 511.94 feet, to an iron pin; thence running North 37°41'18" East, a distance of 398.40 feet, to an iron pin; thence running South 29°11'15" East, a distance of 508.70 feet, to an iron pin on the western right-of-way of U.S. Highway #23; thence running South 34°10'51" West along said right-of-way, a distance of 100.0 feet, to an iron pin; thence running South 37°27'02" West along said right-of-way, a distance of 150.31 feet, to an iron pin; thence running South 39°13'06" West along said right-of-way, a distance of 150.0 feet, to an iron pin, the place or point of beginning.

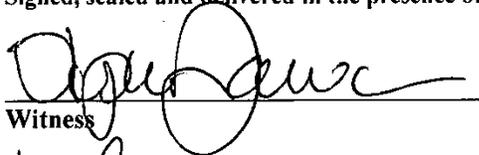
FYI: Tax Map Reference No. 08133 003001

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)
LINDA T. SEXTON


Notary Public

