

BK 7991 PG 616

FILED
HALL CO., GA

17 NOV -2 AM 9:55

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY JP

RETURN TO:

17-999J
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 82.00

Date 11-2-17

Charles Baker
Superior Court Clerk

By JP

PT61 069-2017-008061

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made November 1st, 2017, between ROBERT STEVE SOSEBEE, AS EXECUTOR OF THE LAST WILL AND TESTAMENT OF BOYD SOSEBEE AKA BOYD WASHINGTON SOSEBEE, deceased, of the First Part (hereinafter called "grantor") and TRIFILO RIOS and MARIA P. BONILLA, as Joint Tenants with Rights of Survivorship, of the State of Georgia and County of Hall, of the Second Part (hereinafter called "grantee"); the words "grantor" and "grantee" to include her respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

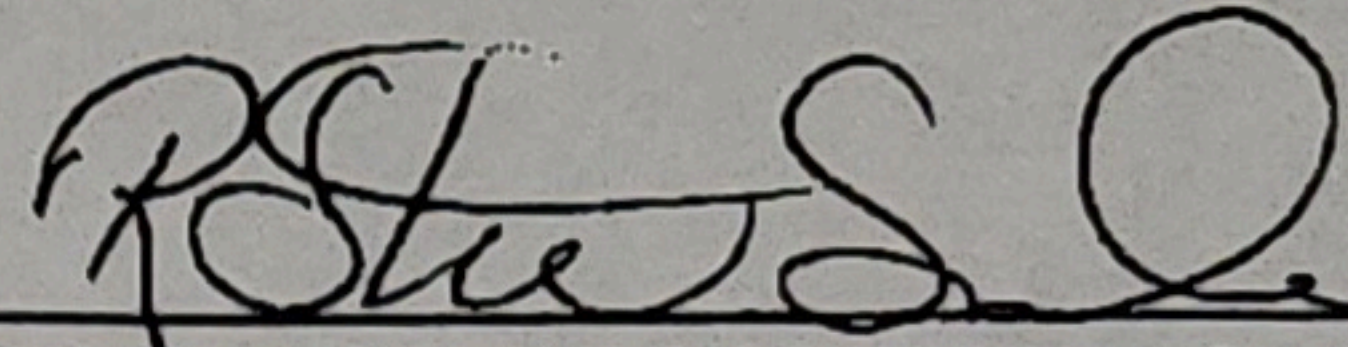
That said grantor (acting under and by virtue of the power and authority contained in the Last Will and Testament of the said BOYD SOSEBEE AKA BOYD WASHINGTON SOSEBEE, the same having been duly probated, Letters Testamentary having been issued December 13, 2016 for Estate No. E-16-737), at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee:

All that tract or parcel of land lying and being in Gainesville District, Hall County, Georgia, being House and Lot No. 21 on Dean Street, together with all improvements thereon, in the Gainesville Cotton Mills Village, as per plat made by L.C. Spears, R.S. on February 20, 1939, and of record in the Office of the Clerk of the Superior Court of Hall County, in Plat Book 4, page 60, Hall County, Georgia records, said plat being incorporated herein and made reference hereto.

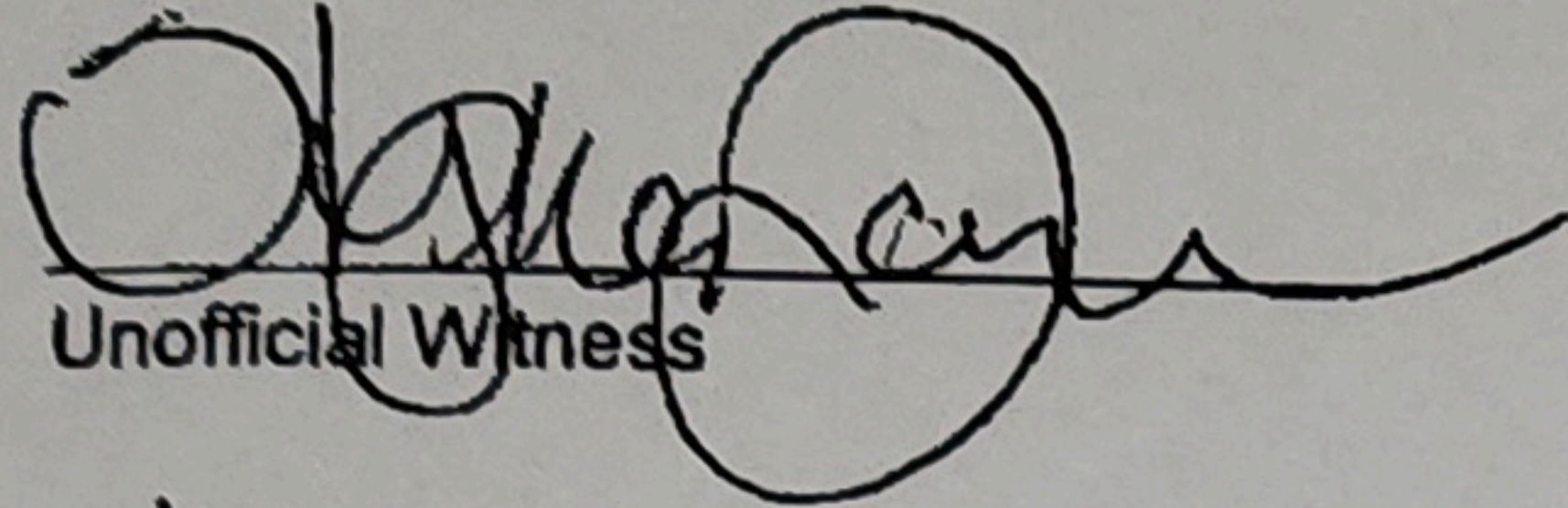
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee, TRIFILO RIOS and MARIA P. BONILLA, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, IN FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased, BOYD SOSEBEE AKA BOYD WASHINGTON SOSEBEE, in his lifetime.

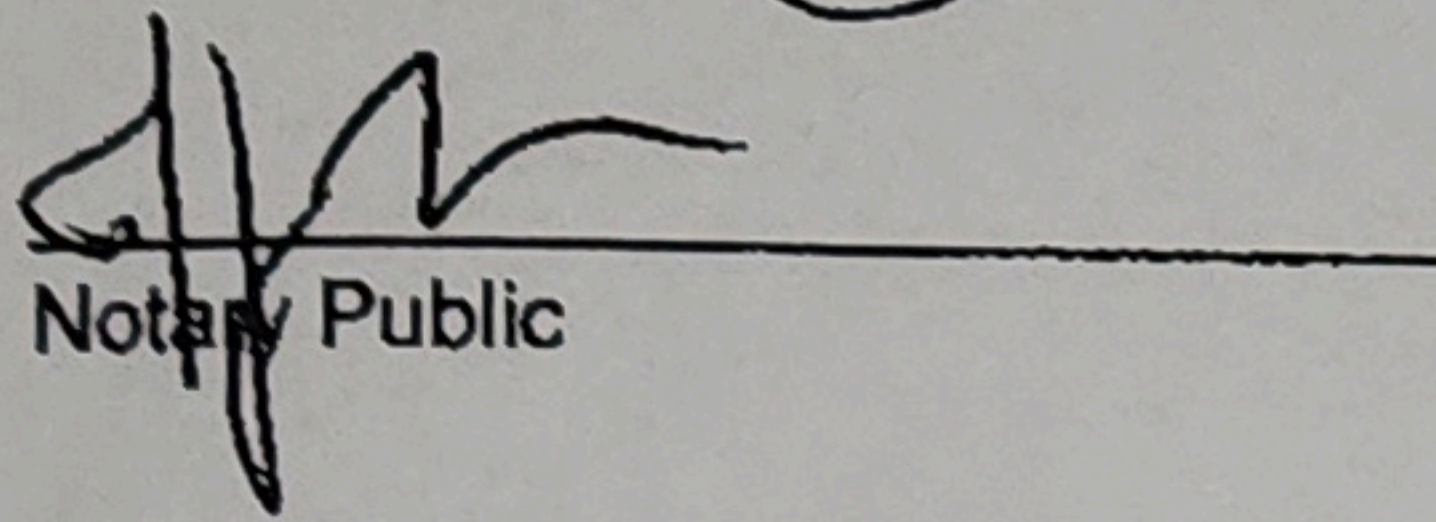
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

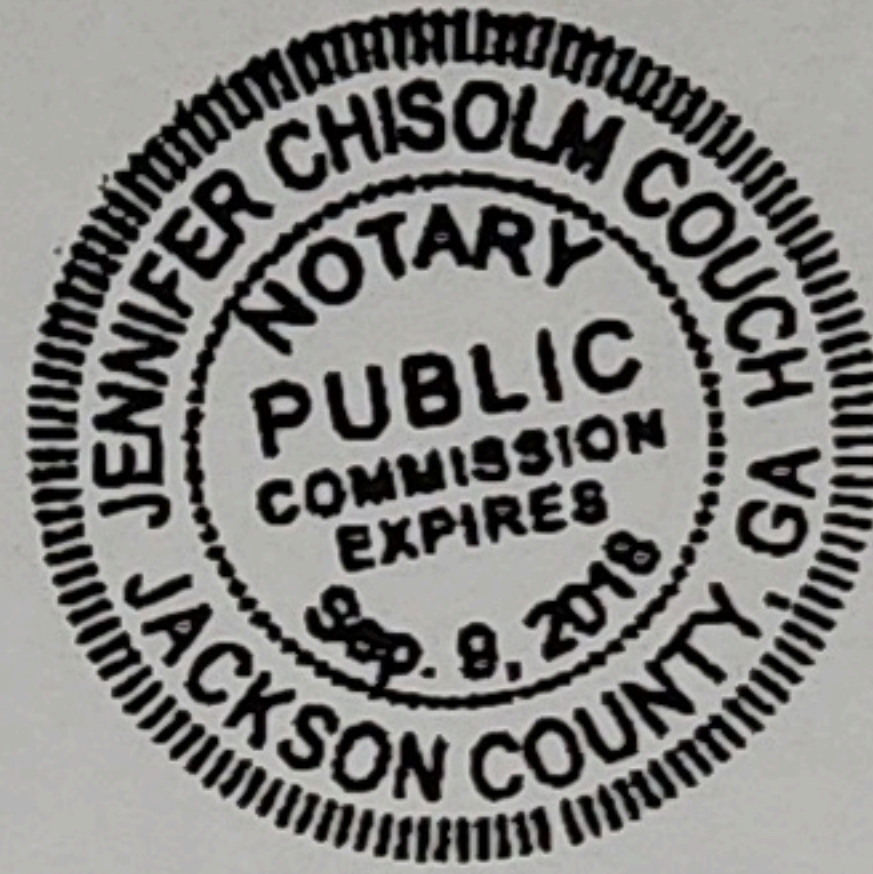
IN WITNESS WHEREOF, the grantor herein has hereunto set hand and seal, the day and year first above written.

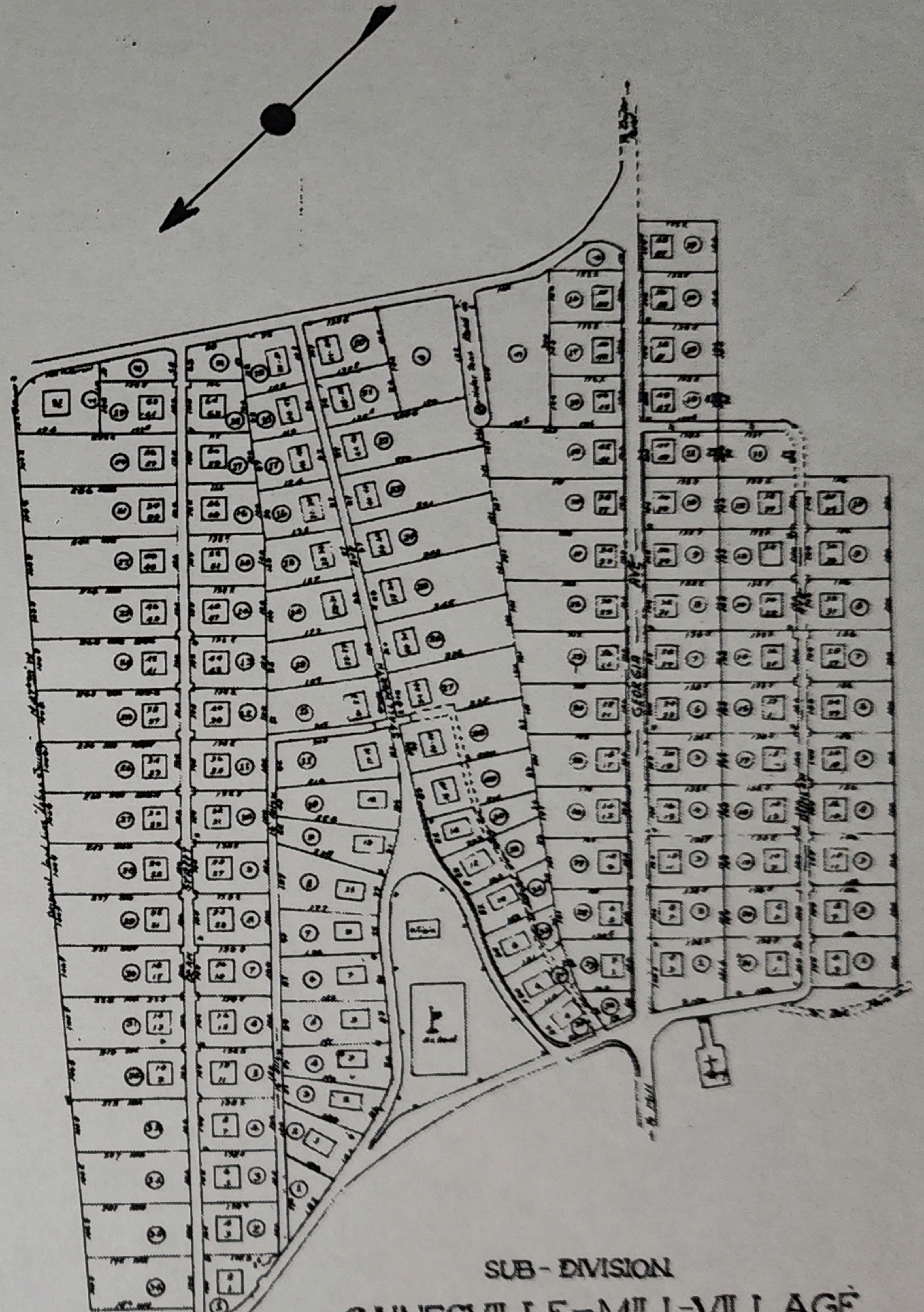

ROBERT STEVE SOSEBEE, AS EXECUTOR AFORESAID

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public





SUB-DIVISION
 GAINESVILLE-MILL-VILLAGE
 GAINESVILLE - HALL - CO. - GA.
 SCALE -- 1" = 100'

44-
 All surveys are made with
 the best instruments and
 the best methods
 obtainable

Ed. Jones, Jr. Jan. 20, 1937

Recorded, Jan 13, 1937.
 W. L. Smith, 1937.
 b.c.c.