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Hall County, GA

**LIMITED  
WARRANTY DEED**

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State of Georgia, Hall County

THIS INDENTURE, Made the <sup>25<sup>th</sup></sup> day of November in the year of our Lord Two Thousand and Twenty Four between **VICKY ANNE WESTMORELAND**, Grantor and **CHAO LI REAL ESTATE, INC.**, Grantee;

WITNESSETH: That the said Grantor 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 Grantee, its heirs and assigns, all the following described property, to wit:

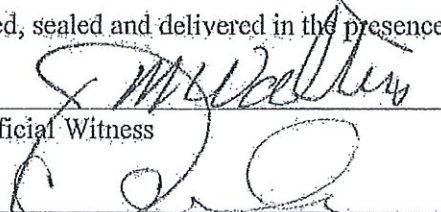
**SEE EXHIBIT 'A' ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.**

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 and its assigns, 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 said Grantor has hereunto set her hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

 (SEAL)  
VICKY ANNE WESTMORELAND

Notary Public  
Notary Seal Affixed

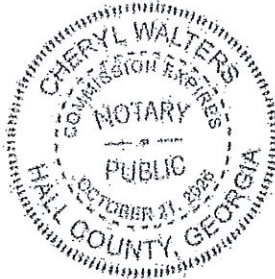


EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 153, 10<sup>th</sup> District, Hall Co GA and being shown and delineated on plat of survey prepared for Re-Tracement Survey for Vicky Westmoreland by ClarkCanaday, Ga. Reg. Surveyors dated July 25, 2019 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the common corner of Land Lots 153, 154, 155 and 156; thence South 00 degrees 02 minutes 15 seconds East 284.50 feet to a crimped top pipe being the POINT OF BEGINNING; thence South 00 degrees 33 minutes 45 seconds East 76.89 feet to a point; thence South 00 degrees 36 minutes 02 seconds East 97.67 feet to an open top pipe; thence South 00 degrees 31 minutes 02 seconds East 209.89 feet to an open top pipe; thence South 00 degrees 34 minutes 29 seconds East 484.11 feet to an open top pipe on the Northerly right of way of Wiley Road; thence along the Northerly and Easterly right of way of Wiley Road 810.54 feet to an iron pin found; thence North 59 degrees 59 minutes 09 seconds East 268.79 feet to an open top pipe; thence North 60 degrees 11 minutes 31 seconds East 92.28 feet to a crimp top pipe; thence North 60 degrees 01 minutes 16 seconds East 70.80 feet to a crimp top pipe being THE POINT OF BEGINNING. Containing 5.1 acres according to said survey.

*Waw*