



encumbrances, restrictions, legal requirements or matters of any nature whatsoever existing of record or in law and applicable to the subject property herein conveyed.

**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 the Grantees forever in fee simple. And the said Grantor will warrant and forever defend the right and title to the Land unto the Grantees against the claims of all persons and entities owning, holding or claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this document under seal on and as of the date first above written as follows:

Signed, sealed and delivered in the presence of:

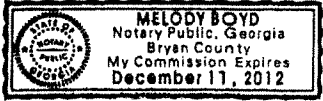
Shelia D. Tucker  
Unofficial Witness

Melody Boyd  
Notary Public

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

By its attorney-in-fact, Ellis, Painter, Ratterree & Adams, LLP, under power of attorney recorded on October 18, 2007 in Deed Book 6190, Page 238, records of the Superior Court of Hall County, Georgia.

By: [Signature]  
James K. Austin, Partner, Ellis, Painter, Ratterree & Adams LLP, as attorney-in-fact



**COPY**

**\*DEED PREP ONLY\*  
NO TITLE SEARCH  
PERFORMED**

BUFORD, GA, 30518

**QUITCLAIM DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

FILE #: ARMSTRONG

THIS INDENTURE, Made the 26 day of October 2022, between **Kenneth M Armstrong and Sheila R Armstrong**, as party or parties of the first part, hereinafter called Grantor, and **James Dustin Slaton and the State of Georgia**, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey, and forever **QUITCLAIM** unto the said Grantee,

ALL THAT TRACT AND PARCEL OF LANCE, LYING AND BEING IN MORGAN GMD, HALL COUNTY, GEORGIA, AND BEING A PART OF LOT 31, ARBOR TRACE SUBDIVISION AS SHOWN ON A PLAT OF SURVEY OF ARBOR TRACE SUBDIVISION IN PLAT BOOK 125, PAGE 82-83, BEING 0.044 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF RIVERCREST DRIVE (A 50' RIGHT-OF-WAY) WHERE LOTS 31 AND 32 ADJOIN. RUN THENCE N 33° 28' 10" WEST ALONG THE SOUTHWESTERLY SIDE OF LOT 32 A DISTANCE OF 158.89 FEET TO AN IRON PIN FOUND; RUN SOUTH 39° 59' 00" A DISTANCE OF 25 FEET TO A POINT; THENCE RUN SOUTH 42° 26' 33" EAST A DISTANCE OF 153.65 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING.

THIS DEED IS GIVEN SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim, or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

BY: Kenneth M. Armstrong (Seal)  
Kenneth M. Armstrong

BY: Sheila R. Armstrong (Seal)  
Sheila R. Armstrong

Elizabeth Floresca  
(Unofficial witness)

K. Mangier  
(Notary Public) 10/26/2022

