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after recording, return to:
JENIFIR DIMO
WALKER, BALL & DIMO, LLC
340 JESSE JEWELL PKWY, STE 650
GAINESVILLE, GA 30501

LIMITED WARRANTY DEED
(Survivorship)

THIS INDENTURE is made this 1st day of September, 2023, between

MARJORIE T. FERGUSON and MATT F. TROUT
(hereinafter referred to as "Grantor")

and

DEMETRIO GOICOCHEA PACHECO and SELEYNE GOICOCHEA
(hereinafter referred to as "Grantee")

("Grantors" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTORS, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, have 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:

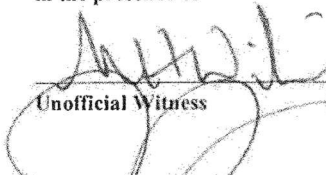

SEE ATTACHED EXHIBIT A

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 as joint tenants with rights of survivorship and not as tenants in common.

AND GRANTORS WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever claiming by, under, or through said Grantor.

EXECUTED under seal as of the date above.

Signed, sealed, and delivered
in the presence of


Unofficial Witness

Notary Public

GRANTOR:


MARJORIE T. FERGUSON (SEAL)

MATT F. TROUT (SEAL)

EXHIBIT A
Description of Property

All that tract or parcel of land together with all improvements thereon lying and being in Tadmore District, Hall County, Georgia, being known as Lots 4 and 5 of the C.E. Vaughan Property as shown and delineated according to a plat of survey for Monte F. Trout and Martha Baker Trout by James Edward Flanders, Georgia Registered Engineer and Surveyor, dated March 17, 1965, recorded in Plat Book 34, Page 164, Hall County, Georgia Plat Records, which plat is hereby incorporated by reference and made a part of this description.

Together with all that tract or parcel of land lying and being in Tadmore District of Hall County, Georgia and being all of Lots 6, 7 and 8 of the C.E. Vaughan Property according to a plat made by Thomas M. Patton, GRLS, dated June 1959 and recorded in Plat Book 23, page 140, Hall County, Georgia Plat Records, which plat is hereby incorporated by reference and made a part of this description.

This property collectively is known as **3722 Coker Road and Tax Parcel 15-015-000-011** according to the 2022 system of numbering properties in Hall County, Georgia. Said property is conveyed together with and subject to all easements, covenants and restrictions of record, if any.

2300467 Description

3722 COKER ROAD LEGAL DESCRIPTION

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN TADMORE (G.M.D. 268) OF HALL COUNTY, GEORGIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point where the centerline of Coker Road intersects with the centerline of Campbell road;

Thence N35°30'53"E a distance of 482.86' to a point being The Point of Beginning;

thence S66°43'13"W a distance of 589.65' to a point;

thence S65°32'02"W a distance of 448.66' to a point;

thence S20°45'38"W a distance of 90.58' to a point;

thence S58°10'11"W a distance of 100.04' to a point;

thence S54°40'10"W a distance of 172.17' to a point;

thence N42°36'17"W a distance of 9.39' to a point;

thence N44°54'50"W a distance of 49.06' to a point;

thence N25°08'02"W a distance of 24.96' to a point;

thence N07°36'26"W a distance of 8.02' to a point;

thence N15°16'19"E a distance of 20.37' to a point;

thence N62°07'18"W a distance of 26.03' to a point;

thence N82°32'45"W a distance of 20.00' to a point;

thence N78°49'38"W a distance of 18.00' to a point;

thence N22°16'08"W a distance of 24.01' to a point;

thence N08°25'46"W a distance of 41.36' to a point;

thence N31°22'37"W a distance of 33.61' to a point;

thence N45°39'38"W a distance of 48.52' to a point;

thence S76°37'32"W a distance of 16.61' to a point;

thence S48°50'19"W a distance of 22.64' to a point;

thence S72°12'05"W a distance of 19.93' to a point;

thence S82°13'12"W a distance of 16.06' to a point;

thence N29°00'19"W a distance of 31.93' to a point;
thence N25°34'22"W a distance of 53.09' to a point;
thence N31°47'58"W a distance of 29.00' to a point;
thence N33°05'49"W a distance of 33.61' to a point;
thence N32°17'53"W a distance of 60.72' to a point;
thence N26°46'56"W a distance of 50.60' to a point;
thence N28°04'58"W a distance of 31.17' to a point;
thence N30°22'37"W a distance of 34.92' to a point;
thence N51°52'24"W a distance of 46.85' to a point;
thence N49°18'14"W a distance of 33.70' to a point;
thence N42°04'21"W a distance of 41.31' to a point;
thence N80°35'42"W a distance of 3.59' to a point;
thence N51°00'00"E a distance of 1485.37' to a point;
thence S33°07'23"E a distance of 28.90' to a point;
thence S33°13'33"E a distance of 88.91' to a point;
thence S33°35'31"E a distance of 116.52' to a point;
thence S33°16'06"E a distance of 93.93' to a point;
thence S32°58'55"E a distance of 108.21' to a point;
thence S35°05'16"E a distance of 93.71' to a point;
thence S30°50'41"E a distance of 97.05' to a point;
thence S32°53'24"E a distance of 94.33' to a point;
thence S32°06'52"E a distance of 105.43' to a point;
thence S31°37'25"E a distance of 102.54' to a point;
thence S32°25'56"E a distance of 85.12';

which is the Point of Beginning,

having an area of 1,207,692 square feet, 27.72 Acres