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File No.: 08-197182-REG

eFiled and eRecorded
DATE: 12/03/2021
TIME: 2:19 PM
DEED BOOK: 9003
PAGE: 152 - 152
FILING FEES: \$25.00
TRANSFER TAX: \$40.00
PARTICIPANT ID: 8274269752
PT61: 069-2021-012182
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

STATE OF GEORGIA
COUNTY OF HALL

LIMITED WARRANTY DEED

THIS INDENTURE, made on 3rd day of December, 2021, between

Jose Antonio Alvarado

(hereinafter referred to as "Grantor") and

Juan Ignacio Castillo Coronado

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that lot, tract, or parcel of land, together with improvements thereon, lying and being in Land Lots 101 and 103 of the 9th Land District of Hall County, Georgia and being Lots 16 and 17 in the Lake Point Section of Surfside Club Estates as shown on the subdivision plat of survey recorded in Plat Book 42, Pages 62- 63, Hall County, Georgia Plat Records, which plat is incorporated herein by reference for a more complete description of the subject property.

Being the same property referenced on Trustee's Deed dated February 12, 2021, recorded February 17, 2021, in Deed Book 8731, Page 23, Hall County, Georgia Records; Warranty Deed dated June 14, 2011, recorded July 12, 2011, in Deed Book 6861, Page 208, Hall County, Georgia Records; and Warranty Deed dated September 4, 2002, recorded September 4, 2002, in Deed Book 4296, Page 248, Hall County, Georgia Records which incorrectly state the wrong Land Lot number.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

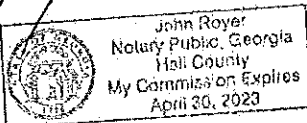
Signed, sealed and delivered
in the presence of:

Unofficial Witness

Jose Antonio Alvarado

Notary Public

Commission expires: 9/30/23



Limited Warranty Deed

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