

Nancy

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GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT  
Filed in office, this 10 day of Dec  
20 13 at 12:05 PM. Recorded in Deed  
Book 7299 Page(s) 98-105  
Charles Baker, Clerk By SK

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ -0-


Date 12-18-13

Charles Baker  
Superior Court Clerk  
By SK

PT61 069-2013-008533

-----Space above this line reserved for recording data-----

STATE OF GEORGIA

After recording, return to: 

Lola A. Walsh

COUNTY OF HALL

The Bowden Spratt Law Firm, P.C.

191 Peachtree Street, Suite 4400

Atlanta, Georgia 30303-1741

DEED OF GIFT

THIS INDENTURE, made the 9<sup>th</sup> day of December, 2013,  
between DAISY ALMON ELLIS (hereinafter called "Grantor"), and  
MARIE E. MURDAUGH (formerly Marie Lipscomb Ellis) and NANCY E.  
RIGGS (formerly Nancy Lynn Ellis), as tenants in common and not as joint  
tenants with right of survivorship (hereinafter called "Grantees");

WITNESSETH

THAT GRANTOR is the owner of a two-ninths (2/9) undivided  
interest in the property more particularly described on Exhibit One attached

hereto and by this reference made a part hereof ("the Property"), together with any and all rights, easements, licenses and benefits appurtenant thereto.

THAT GRANTOR, for and in consideration for her love and affection for Grantees, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantees, as tenants in common and not as joint tenants with right of survivorship, and to their heirs, successors and assigns, AS A GIFT, any and all of Grantor's right, title and interest in and to the Property, together with any and all rights, easements, licenses and benefits appurtenant thereto.

TO HAVE AND TO HOLD the Property, together 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 Grantees, as tenants in common and not as joint tenants with right of survivorship, and to their heirs, successors and assigns, forever, in as full, ample and complete manner as the same was possessed or enjoyed by Grantor.

[SIGNATURE ON NEXT PAGE]

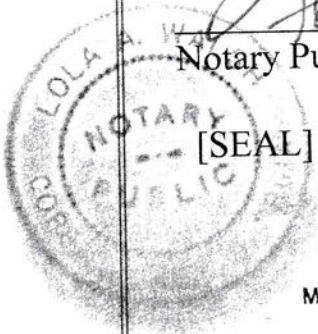
IN WITNESS WHEREOF, Grantor has signed and sealed this deed,  
the day and year above written.

*Daisy Almon Ellis* (SEAL)  
DAISY ALMON ELLIS

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Witness

*Lola A. Walsh*  
Notary Public



LOLA A. WALSH  
Notary Public, Cobb County, Georgia  
My Commission Expires October 11, 2014

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Deed dated October 3, 2004, and recorded on March 28, 2005 in Book 5264, pages 563-564, in the Clerk's Office of the Superior Court of Hall County, Georgia; and by Scrivener's Affidavit by D. Thomas LeFevre, Attorney, dated May 10, 2011, and recorded on May 11, 2011 in Book 6837, pages 499-500, in the Clerk's Office of the Superior Court of Hall County, Georgia.

LESS AND EXCEPT DESCRIPTION  
**EXHIBIT "A"**

All that tract or parcel of land lying and being Land Lot 109, 8th Land District, Hall County, Georgia being 15,981.1 square feet, shown as Tract F on a plat entitled Additional Property Exhibit for Holly Hill prepared by Rochester & Associates, Georgia Registered Land Surveyors dated July 19, 2002 the property being more particularly described according to said plat as follows:

To find the TRUE POINT OF BEGINNING commence at the Southwest corner of Land Lot 109; running thence North 13 degrees 00 minutes 30 seconds East 1,851.48 feet to a point; running thence North 71 degrees 15 minutes 58 seconds East 33.50 feet; running thence South 85 degrees 04 minutes 01 seconds East 22.49 feet to a point; running thence South 74 degrees 22 minutes 24 seconds East 11.16 feet to a point; running thence South 79 degrees 37 minutes 51 seconds East 16.36 feet to a point; Running thence South 69 degrees 25 minutes 12 seconds East 30.61 feet to a point; running thence South 65 degrees 20 minutes 58 seconds East 40.74 feet to a point; running thence South 68 degrees 46 minutes 21 seconds East 24.46 feet to a point; running thence South 70 degrees 21 minutes 11 seconds East 23.11 feet to a point; running thence South 79 degrees 22 minutes 04 seconds East 24.20 feet to a point; running thence South 81 degrees 29 minutes 59 seconds East 23.10 feet to a point; running thence North 89 degrees 10 minutes 15 seconds East 63.64 feet to a point; running thence South 85 degrees 53 minutes 27 seconds East 25.83 feet to a point; running thence South 80 degrees 16 minutes 19 seconds East 31.76 feet to a point; running thence South 62 degrees 28 minutes 45 seconds East 44.15 feet to a point; running thence South 58 degrees 3 minutes 20 seconds East 30.72 feet to a point; running thence North 30 degrees 20 minutes 36 seconds West 100.83 feet to a point; running thence North 33 degrees 47 minutes 56 seconds West 217.82 feet to the TRUE POINT OF BEGINNING; running from said true point of beginning North 84 degrees 44 minutes 51 seconds West 288.88 feet to a point; running thence North 17 degrees 31 minutes 32

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seconds West 120.00 feet to a point; running thence South 66 degrees 29 minutes 16 seconds East 353.1 feet to the point of beginning.

## Legal Description

All that tract or parcel of land lying and being in Land Lot 109 of the 8<sup>th</sup> Land District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Overby Road and the centerline of Jim Crow Road; THENCE South 88 degrees 57 minutes 47 seconds West for a distance of 2,187.05 feet to a point on the northeasterly right-of-way of Overby Road (having a 60 foot right-of-way), said point being THE TRUE POINT OF BEGINNING;

THENCE continuing along said right-of-way North 51 degrees 29 minutes 09 seconds West for a distance of 183.32 feet to a point;

THENCE leaving said right-of-way North 29 degrees 42 minutes 51 seconds East for a distance of 3.24 feet to a point;

THENCE North 19 degrees 17 minutes 57 seconds West for a distance of 17.51 feet to a point;

THENCE North 33 degrees 44 minutes 23 seconds West for a distance of 217.89 feet to a point;

THENCE North 66 degrees 28 minutes 24 seconds West for a distance of 353.05 feet to a point;

THENCE North 17 degrees 30 minutes 42 seconds West for a distance of 386.29 feet to a point;

THENCE North 29 degrees 56 minutes 41 seconds West for a distance of 598.79 feet to a point;

THENCE South 59 degrees 59 minutes 01 seconds West for a distance of 151.15 feet to a point;

THENCE North 29 degrees 42 minutes 34 seconds West for a distance of 499.70 feet to a point;

THENCE North 62 degrees 10 minutes 17 seconds East for a distance of 350.00 feet to a point;

THENCE South 28 degrees 28 minutes 49 seconds East for a distance of 388.29 feet to a point;

THENCE South 29 degrees 16 minutes 10 seconds East for a distance of 525.26 feet to a point;

THENCE South 29 degrees 17 minutes 35 seconds East for a distance of 459.70 feet to a point;

THENCE South 29 degrees 15 minutes 04 seconds East for a distance of 219.87 feet to a point;

THENCE South 35 degrees 30 minutes 18 seconds East for a distance of 86.88 feet to a point;

THENCE South 33 degrees 16 minutes 42 seconds East for a distance of 282.57 feet to a point;

THENCE South 30 degrees 17 minutes 45 seconds East for a distance of 191.61 feet to a point on the aforesaid northeasterly right-of-way of Overby Road, said point being THE TRUE POINT OF BEGINNING.

Said property having an area of 9.879 acres, as shown on a survey for Marie E. Murdaugh & Nancy E. Riggs, prepared by Northeast Land Surveying, LLC, dated 1/20/26.