

eFiled & eRecorded
DATE: 6/12/2020
TIME: 11:44 AM
DEED BOOK: 08509
PAGE: 00037 - 00038
RECORDING FEES: \$25.00
TRANSFER TAX: \$155.00
PARTICIPANT ID: 3758271351
CLERK: Charles Baker
Hall County, GA
PT61: 069-2020-003813
NOTE: By JP

After recording, return to:

SMITH, GILLIAM WILLIAMS & MILES, P.A.
301 Green Street, P. O. Box 1098
Gainesville, Georgia 30503
SGWM-9241

WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF HALL

THIS INDENTURE is made this 12th day of June, 2020, between **Robert L. Dale** (hereinafter referred to as "Grantor") and **Mark D. Faul** (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits.)

WITNESSETH

GRANTOR, in consideration of Ten Dollars(\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has 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:

TRACT I

All that tract or parcel of land, situate, lying and being in GMD 392 of Hall County, Georgia, known as a portion of the John E. Strickland Homeplace and being more particularly described according to plat prepared for Robert L. Dale by Henry Grady Jarrard, Registered Surveyor, dated May 12, 1987 and recorded in Plat Book 121, page 226 of the Hall County, Georgia records, which survey is incorporated herein by reference as part of this description.

AND ALSO CONVEYED:

TRACT II

All that lot, tract, or parcel of land, lying and being in the Clinchem District (GMD 392) of Hall County, Georgia, and containing 0.14 acre shown as Area to be Deeded "B" according to that plat prepared for Greg L. Sims and Cynthia J. Scagliotti by Chris M. Patton, Georgia Registered Land Surveyor, dated July 20, 2000 and last revised August 8, 2001, and recorded in Plat Slide 807, page 221A of the Hall County, Georgia Plat records, and which plat is hereby incorporated for a more complete description of said property.

Tract I being the same property as conveyed by Warranty Deed from Brenda S. Dale to Robert L. Dale in Deed Book 624, page 274 and Deed Book 1113, page 168, Hall County, Georgia Deed records and Tract II being the same property as conveyed by Warranty Deed from Greg L. Sims and Cynthia J. Scagliotti to Robert L. Dale recorded in Deed Book 4025, page 477, aforesaid records.

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.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

Robert L. Dale 6/12/20

Robert L. Dale (SEAL)

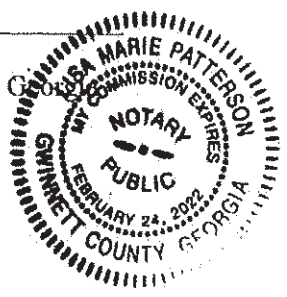
Signed, sealed and delivered in the presence of:

[Signature]

Witness

[Signature]

Notary Public
[Signature] County, Georgia



AFTER RECORDING RETURN TO:

Mark D. Faul
4567 Stanley Road
Flowery Branch, Georgia 30542

NO TITLE EXAMINATION PERFORMED

FILED & RECORDED

DATE: 12/23/2019

TIME: 3:23PM

DEED BOOK: 8399

PAGES: 105-106

FILING FEES: \$12.00

PT61: 0692019009482

TRANSFER TAX: \$0.00

Recorded By: MT

Charles Baker, C.S.C.

Hall County, GA

File →

FILED
JULIE OLIVER & MAHAR LLP
1457
COLUMBIA
ATLANTA, GA 30507

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL

This indenture made this 21st day of September, 2019, between Lena Jean Faul, a/k/a Lena Faul f/k/a Lena J. Faul (hereinafter called "Grantor") and Mark Douglas Faul, a/k/a Mark Faul, a/k/a Mark D. Faul, (hereinafter called "Grantee").

(The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns, where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires).

WITNESSETH that Grantor, for and in consideration of the terms and conditions set forth within the Settlement Agreement entered in relation to a Settlement Agreement to be filed in Hall County Superior Court Case Number 2019-CV-1704W, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents, bargain, sell, remise, release, and forever quitclaim to Grantee all the right, title, interest, claim, or demand which the Grantor has or may have in and to the following described Property comprised of two parcels for a total of 18.21 acres located at 4567 Stanley Road, Flowery Branch, Georgia 30542, to wit:

Parcel One, described in the Warranty Deed filed on May 5, 2004 at Book 4961, Pages 443-444:

All that tract or parcel of land lying and being in the Flowery Branch District (G.M.D. 1270), Hall County, Georgia, and being 15.10 acres according to a survey for Mark Faul prepared by Robert S. Cleveland, Georgia Registered Land Surveyor, Cleveland Land Surveying, dated March 24, 2004, and more fully described according to said survey as follows:

BEGINNING at an iron pin set on the northwesterly right of way of Stanley Road (40-foot right of way) which pin is located North 57 degrees 09 minutes 03 seconds East 379.98 feet from the centerline intersection of Stanley Road with J.M. Turk Road; thence running North 30 degrees 48 minutes 06 seconds West 233.52 feet along property now of Brenda Strickland; thence running along property now or formerly of Richard and Deborah Callahan North 64 degrees 20 minutes 39 seconds East 107.61 feet to an iron pin set; North 41 degrees 27 minutes 06 seconds West 254.87 feet to an iron pin set; and South 48 degrees 32 minutes 54 seconds West 65.38 feet to an iron pin found; thence along property now or formerly of Robert L. Dale North 41 degrees 27 minutes 06 seconds West 210.17 feet to an iron pin found; thence along property now or formerly of Cynthia J. Sims North 48 degrees 25 minutes 36 seconds East 525.87 feet to the centerline of a branch; thence along the branch the following courses and distances: South 77 degrees 58 minutes 29 seconds East 39.93 feet; South 74 degrees 41 minutes 11 seconds East 66.32 feet; South 60 degrees 27 minutes 55 seconds East 75.20 feet; North 54 degrees 13 minutes 47 seconds East 32.56 feet; South 67 degrees 44 minutes 53 seconds East 64.84 feet; South 83 degrees 20 minutes 35 seconds East 56.83 feet; North 72 degrees 21 minutes 46 seconds East 85.29 feet; South 70 degrees, 26 minutes 11 seconds East 75.64 feet; North 64 degrees 05 minutes 57 seconds East 75.96 feet; North 41 degrees 28 minutes 34 seconds East 36.91 feet; South 64 degrees 45 minutes 54 seconds

East 113.08 feet; South 88 degrees 54 minutes 16 seconds East 94.41 feet; North 78 degrees 53 minutes 49 seconds East 52.19 feet; South 32 degrees 06 minutes 40 seconds West 70.90 feet; and South 69 degrees, 49 minutes 38 seconds East 111.04 feet; thence along property now or formerly of Melvin and Gloria Stanley South 19 degrees 41 minutes 49 seconds West 220.27 feet to an iron pin found; thence South 57 degrees 41 minutes 51 seconds West 582.31 feet to an axle found; thence South 57 degrees 42 minutes 13 seconds West 271.87 feet to an iron pin found on the northerly right of way of Stanley Road; thence along Stanley Road South 68 degrees 03 minutes 44 seconds West 107.32 feet to a point; thence South 54 degrees 11 minutes 12 seconds West 62.34 feet to a point; thence South 26 degrees 35 minutes 01 seconds West 30.10 feet to the iron pin at the point of beginning.

Parcel Two, described in the Warranty Deed filed on November 23, 2010 at Book 6772, Pages 7-8:

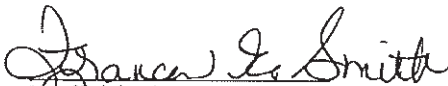
All that tract or parcel of land lying and being in the Flowery Branch District G.M.D. 1270 Hall County, Georgia, and being Tract 2 containing 3.109 acres, more or less, located off J.M. Turk Road, as shown on the survey for Eugene A Sims and Mark Faul prepared by Robert S. Cleveland, Georgia Registered Land Surveyor, dated November 11, 2010, and recorded in Plat Book 862, page 215, Hall County, Georgia Plat Records. Said plat and the reference thereto are incorporated herein for a more complete description of said property.


This being part of the same property described in the Deed Under Power between Greg L. Sims acting through his attorney in fact, Eugene Sims, and Eugene Sims, dated August 4, 2009, and recorded in Deed Book 6592, pages 210-212, Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD the said Property unto the said Grantee so that neither the Grantor nor its successors or assigns nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title, or interest to the said Property or its appurtenances.

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

Signed, sealed and delivered in the presence of:


Unofficial Witness

 (SEAL)
Lena Jean Faul, a/k/a Lena Faul
f/k/a Lena J. Faul

