

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-

Date 1-23-14

By JW
Charles Baker
Superior Court Clerk

PT61 069- 2014 000 499

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 23 day of January
20 14 at 4:04 pm. Recorded in Deed
Book 7313 Page(s) 262-263
Charles Baker, Clerk By JW

001387

000262

Return to File:
James M. Coyle
Stewart, Melvin & Frost, LLP
P O Box 3280
Gainesville, GA 30503

②

WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 23rd day of January, 2014, between Jeffrey C. Hylton and Alycea Y. Hylton (hereinafter called "GRANTOR"), and The Ark at Lake Lanier, LLC, a Georgia limited liability company (hereinafter called "GRANTEE"),

WITNESSETH: That the said GRANTORS, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the following described property, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of 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 said GRANTEE, forever, in FEE SIMPLE.

AND THE SAID GRANTORS will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons whomsoever

WHEREVER there is a reference herein to the GRANTORS or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARY SEAL)



Jeffrey C Hylton, Grantor

Alycea Y Hylton, Grantor

(SEAL)

(SEAL)

476824-1
49476 0

DEED PREPARATION ONLY

000263

Exhibit "A"

ALL THAT TRACT or parcel of land lying and being in Land Lots 24 and 35, 10th District, Hall County, Georgia, as shown on the Plat T for Gray D. Hickman and Roselinde B. Hickman & Decatur Federal Savings & Loan Association by Henry Grady Jarad, Georgia Registered Land Surveyor, dated December 23, 1991, and recorded in Plat Slide 107, page 163-B, Hall County Records, said plat and the reference thereto being incorporated herein and made a part hereof; Being improved property known as 6250 Old Dawsonville Road. According to the present system of numbering houses in Hall County, Georgia.

This is the same property as is referenced in a Warranty Deed from Barbara B. Spivia and Edwin D. Spivia to Jeffrey C. Hylton, dated December 21, 2006 and being recorded in Deed Book 5921, page 176 of the Hall County, Georgia Deed Records.

476824-1
59476 0

DEED PREPARATION ONLY

BK 7725 PG 427

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 170.00

Date 6/29/16

Charles Baker
Superior Court Clerk

By ER

PT61 069-2016-004358

FILED
HALL CO., GA

16 JUN 29 AM 11:59

CHARLES BAKER, CLERK
SUPERIOR-STATE COURT

BY ER

013349

After recording, return to: *file*
SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503

WARRANTY DEED

THIS INDENTURE is made this 29th day of June, 2016, between

MICHAEL ALLEN SLAGEL AND MARIA CIELO SLAGEL (hereinafter referred to as "Grantor") and

IPH INVESTMENTS, LLC, a Georgia limited liability company, (hereinafter referred to as "Grantee")

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH

GRANTOR, in consideration of the sum of **-TEN DOLLARS-** and other valuable considerations, 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:

All that tract or parcel of land lying and being in Land Lots 24 and 35 of the 10th Land District of Hall County, Georgia, containing 1.56 acres according to a plat prepared by Owen Patton, Registered Surveyor, dated June 10, 1975, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin on the southern right of way of Old Highway No 53, said iron pin being located 250 feet east of the centerline of Cool Springs Road as measured along the southern right of way of Old Highway No. 53; thence north 78° 41' east 129.89 feet along said right of way to a point; thence north 80° 24' east 309.62 feet along said right of way to an iron pin; thence south 10° 56' east 224.87 feet to an iron pin; thence north 81° 03' west 270.07 feet to a point; thence north 87° 02' west 194.03 feet to an iron pin; thence north 09° 09' west 92.70 feet to an iron pin on the southern right of way of Old Highway 53 at the point of beginning.

This being a part of the property described in a deed to J. W. Bramblett and Gwen Bramblett recorded in Deed Book 286, page 143, Hall County Deed Records; and the same property conveyed by Helen M. Rumsey to Maria Cielo Slagel and Michael Allen Slagel dated October 23, 1997, and recorded in Deed Book 3001, page 326, Hall County Deed Records.

BK 7725 PG 428

This conveyance is subject to existing utility easements and road right of ways.

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.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Michael Allen Slagel (SEAL)
MICHAEL ALLEN SLAGEL

Peggy Michael
Notary Public

Maria Cielo Slagel (SEAL)
MARIA CIELO SLAGEL

NOTARY SEAL

