

FILED & RECORDED
DATE: 4/29/2019
TIME: 8:31AM
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Recorded By: MT
Charles Baker, C.S.C.
Hall County: GA

AFTER RECORDING RETURN TO:

✓
RUSSELL C. PETERSEN, LLC
PO BOX 6499
GAINESVILLE, GEORGIA 30604

QUITCLAIM DEED
STATE OF GEORGIA, COUNTY OF HALL

NO TITLE EXAMINATION / DEED PREPARATION ONLY/ NO TITLE CERTIFICATE

THIS INDENTURE Made the 19 day of April 2019, between FILIMON PEREZ AND FRANCISCO PEREZ,
Grantor, and FRANCISCO PEREZ, REINA JUAREZ VILLANUEVA and ALMA NELY PEREZ, AS JOINT
TENANTS WITH THE RIGHT OF SURVIVORSHIP, Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of DEED OF GIFT, has bargained, sold and by these presents
does remise, convey and forever QUIT-CLAIM to the Grantee:

All that tract or parcel of land lying and being in Candler GMD1385, Hall County, Georgia,
being Lot 13, Cane Crossing Subdivision, phase five, as per plat recorded in Plat slide 800,
pages 135A-140a, Hall County, Georgia records, said plat being incorporated herein and
made reference hereto.

TO HAVE AND TO HOLD the said described premises to the said Grantee, so that neither the said Grantor
nor its successors or assigns, nor any other person or persons claiming under it shall at any time, by any means or
ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights
thereof. Whenever 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.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal the day
and year first above written.

Filimon Perez
FILIMON PEREZ

Francisco Perez
FRANCISCO PEREZ

Unofficial Witness

Notary Public



HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ -0-
Date 3-24-06
DWIGHT S. WOOD
Clerk Superior Court
By [Signature]
069-2006-002596

010971
GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 5634
AND RECORDED IN BOOK
PAGE (S) 273-274 THIS 24
DAY OF Mar 2006 AT 12:12 PM
DWIGHT S. WOOD, CLERK BY [Signature]

Return Recorded Document To:
The Webster Firm, P.C.
P.O. Box 1297
Gainesville, GA 30503

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL

FILE: A6-0425

THIS INDENTURE, made this 15 day of MARCH, 2006, between
FILIMON PEREZ, as party of the first part, hereinafter referred to as "Grantor", and
FILIMON PEREZ AND FRANCISCO PEREZ as joint tenants with rights of survivorship,
as party of the second part, hereinafter referred to as "Grantee", which terms "Grantor" and
"Grantee" include their respective heirs, successors, and/or assigns, where the context requires or
permits,

WITNESSETH THAT Grantor, for and in consideration of the sum of Ten Dollars and
no/ 100 dollars (\$10.00) and other good and valuable consideration, in hand paid and before the
sealing and delivery of these presents, the receipt and sufficiency of which is hereby
acknowledged, by these presents does hereby remise, convey, transfer and forever QUITCLAIM
unto Grantee the following described property:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither
Grantor nor any person or persons claiming under Grantor shall at any time, by any means or
ways, have, claim or demand any right to said premises or appurtenances, or any rights thereof.

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

[Signature]
Witness

Filimon Perez (Seal)
FILIMON PEREZ
____ (Seal)

Sworn to and subscribed before me
this 15 day of March, 2006.

[Signature]
Notary Public



04754
00599

043645

Please return to: O'Kelley & Sorohan, LLC
2170 Satellite Blvd.
Suite 375 Duluth, GA 30097
File # 11859

000599

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 115.90

Date 10-2-03

DWIGHT S. WOOD
Clerk Superior Court

By [Signature]

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 4754
PAGE(S) 399 THIS 2
DAY OF OCT 20 03 AT 9:39 AM
DWIGHT S. WOOD, CLERK BY [Signature] 5512, 215824

STATE OF GEORGIA
COUNTY OF Gwinnett
HALL

WARRANTY DEED

THIS INDENTURE made this 29th day of September, 2003, between

BREEDLOVE PROPERTIES, LLC ,

as party or parties of the first part, hereinafter called Grantor, and

FILIMON PEREZ ,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CANDLER GMD 1385, HALL COUNTY, GEORGIA, BEING LOT 13, CANE CROSSING SUBDIVISION, PHASE FIVE, AS PER PLAT RECORDED IN PLAT SLIDE 800, PAGES 135A-140A, HALL COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

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 Grantor 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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered in the presence of:

BREEDLOVE PROPERTIES, LLC

by: [Signature]
HARRY BREEDLOVE
as its **MANAGER**
(Attach company seal or attesting officer signature)

(Seal)

(Seal)

Witness

Notary Public

My Commission Expires:
[Attach Notary Seal]

