

26R25773
→ Jerry N. Kilgore
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

FILED & RECORDED 05/04/2026 9:09 AM
DEED BOOK 9849 PAGES 272 - 293
FILING FEES: \$25.00
PT61: 069-2026-002854 TRANSFER TAX: \$840.00
RECORDED BY: MM
CLERK: Mark Pettitt Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE made May 1st, 2026, between **Mary Anita Guss, 2nd Successor Trustee of The George W. Allen Jr. Revocable Living Trust, U/T/A dated 3/6/2013**, of the County of Towns, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Pride Property Group, LLC**, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in Candler District, Hall County, Georgia, and known as part of the Homeplace of J.H. Simpson and being all of Lot 4, containing 5.65 acres, more or less, and being all of Lot 5, containing 4.79 acres, more or less, on plat recorded in Plat Book 21, Page 126, Hall County Plat Records, which plat is incorporated herein by reference for a more complete description.

Reference is made to the Trust Documents attached as Exhibit "A" and the Death Certificates of George Wesley Allen, Jr. and Christine Allen attached as Exhibit "B" and Exhibit "C".

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**.

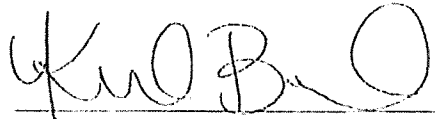
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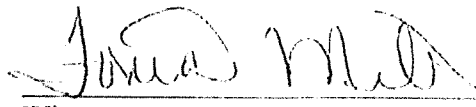
ACCEPTANCE CLAUSE

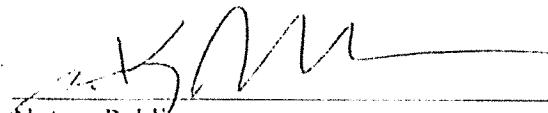
IN WITNESS WHEREOF, I, GEORGE W. ALLEN JR., do hereby sign and seal this instrument this 6th day of March, 2013.

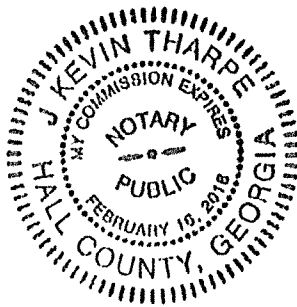
 (SEAL)
GEORGE W. ALLEN JR.
Grantor

Signed, sealed and
delivered in the
presence of:


Witness


Witness


Notary Public



File No. 26R25773
→ Jerry N. Kilgore
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

FILED & RECORDED 05/04/2026 9:09 AM
DEED BOOK 9849 PAGES 294 - 294
FILING FEES: \$25.00
PT61: 069-2026-002973 TRANSFER TAX: \$0.00
RECORDED BY: MM
CLERK: Mark Pettitt Hall County, GA

QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made May 1st, 2026 between Mary Anita Guss, 2nd Successor Trustee of The George W. Allen Jr. Revocable Living Trust, U/T/A dated 3/6/2013 of the County of Towns, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Pride Property Group, LLC, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

All that tract or parcel of land lying and being in GMD 1385, Hall County, Georgia, as shown and delineated on plat for Matt Pridemore by Georgia Premier Land Services, Inc. dated April 27, 2026, being 4.864 acres, more or less, AND 4.853 acres, more or less, on plat recorded in Plat Book 889, Page 124, Hall County Plat Records, which plat is incorporated herein by reference for a more complete description.

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 title 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 above written.

Signed, sealed and delivered in the presence of:

Patsy Tanner
Witness

Mary Anita Guss Trustee (Seal)
Mary Anita Guss, 2nd Successor Trustee of The
George W. Allen Jr. Revocable Living Trust,
U/T/A dated 3/6/2013

Notary Public
My Commission Expires:
(NOTARY SEAL)

Jerry N. Kilgore
Notary

Exp. Jan. 15, 2027

Public
Gwinnett County, GA