

24R25320
GARNER & KILGORE
P.O. Box 602
Buford, GA 30515

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE made September 6th, 2024, between Richard Garrett Lee and Hila Ann Felder Lee, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Janet Lynn Hughes Marshall Wells, as Trustee of the Revocable Living Trust of Janet Lynn Hughes Marshall Wells 2018, dated August 11, 2018, 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 Land Lot 65, 8th District of Hall County, Georgia, being Lot 62 of Stephens Point, Phase 1, as per plat recorded in Plat Book 878, Pages 341-361, Hall County Records, which plat is incorporated herein by reference for a more complete description.

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 by, through and under the above named grantor.

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

Signed, sealed and delivered in the presence of:

Patsy Tanager
Witness

Richard Garrett Lee (Seal)
Richard Garrett Lee

Hila Ann Felder Lee (Seal)
Hila Ann Felder Lee

Notary Public
My Commission Expires: Jan 15, 2027
(NOTARY SEAL)

Public
Gwinnett County, GA