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311 Green Street Suite 409
Gainesville, GA 30501
Order No.: 1529.01

003327

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 14 day of February
20 12 at 8:36 AM. Recorded in Deed
Book 6956 Page(s) 215
Charles Baker, Clerk By ER

000215

WARRANTY DEED

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 45.00
Date 2/14/12
Charles Baker
Superior Court Clerk
By ER

PT61 069 2012-000924

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 10th day of February, in the year 2012, between Allstar Property Services, LLC, of the County of , and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Janeth Ochoa of the County of , and the State of Georgia, 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).

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 Dollars (\$) and other good and valuable considerations 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,

All that tract or parcel of land, together with improvements thereon, situate, lying and being in the Gainesville District, GMD 411, and consisting of all of Lot 19, a portion of Lot 17, and a portion of Lot 18 of the S. C. Moon Subdivision, as shown on a plat recorded in Plat Book 5, Page 89 of the Hall County, Georgia Plat Records, and being more particularly described according to a plat of survey of the property of Mr. and Mrs. J. W. Mills by Farley Collins Associates, Georgia Registered Land Surveyors, dated June 16, 1982, which plats of survey are incorporated by reference and made a part of this description. Said property is more particularly described as follows:

BEGINNING at a point located at the intersection of the easterly right-of-way of Corner Street (n/k/a McConnell Drive) and the northerly right-of-way of Near Way; thence from said POINT OF BEGINNING North 07 degrees 56 minutes West 115.44 feet along the easterly margin of the right-of-way of Corner Street (n/k/a McConnell Drive) to a point; thence leaving the margin of said right-of-way and running South 88 degrees 36 minutes East 118.25 feet to an iron pin found; thence South 05 degrees 50 minutes West 84.24 feet to a point located on the northerly right-of-way of Near Way; thence following said northerly right-of-way South 73 degrees 34 minutes West 97.71 feet to the POINT OF BEGINNING. This being improved property now designated as 102 Near Way according to the present system of numbering properties in Hall County, Georgia.

SUBJECT to restrictive covenants and general utility easements of record.

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, the Grantor has signed and sealed this deed, the day and year above written.

Unofficial Witness

Allstar Property Services, LLC

By: David Lamon Warlock, Jr.
Member/Manager

