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RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

After Recording Return To:
Kim and Bagwell, LLC
311 Green Street, Suite 409
Gainesville, GA 30501

Order No.: 6894

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 8th day of March, 2021, between Oscar Jesus Carrillo, of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Price Road Properties, LLC, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Seventy-Four Thousand And No/100 Dollars (\$74,000.00) 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 lying and being in Land Lot 108 of the 11th Land District of Hall County, Georgia, containing 1.7 acres, more or less, and being more particularly described as follows:

Beginning at an Iron pin on the northeastern right of way of State Route 136 also known as Price Road (with 60 foot right of way) which pin is South 64 degrees 52 minutes 48 seconds East 120.7 feet from the centerline intersection of State Route 136 and Graham Circle; running thence along property of Joyce Elaine Grindle, North 76 degrees 09 minutes 34 seconds East 225.82 feet to a rebar found, running thence South 48 degrees 36 minutes 58 seconds East 274.90 feet to a concrete marker found; running thence along property now or formerly of Brittany C. Hooper, South 31 degrees 39 minutes 56 seconds West 212.39 feet to a rebar found and located on the northeastern right of way of State Route 136 a/k/a Price Road; running thence along the northeastern right of way of Price Road the chord bearing and distance: North 46 degrees 32 minutes 03 seconds West 277.10 feet but with an arc distance along the right of way of 277.13 feet, thence continuing along said right of way North 44 degrees 18 minutes 27 seconds West 88.73 feet; thence continuing along said right of way a chord bearing and distance of North 43 degrees 04 minutes 07 seconds West 74.50 feet but with an arc distance along said right of way of 74.51 feet to the Beginning Iron Pin Corner.

Said property is further identified as Tax Parcel No. 11108 000002, and as 4824 Price Road, Gainesville, GA 30506.

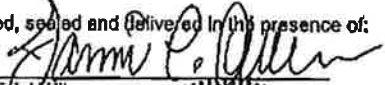
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 8th day of March, 2021.


Oscar Jesus Corrallo

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires

