

014476

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 512.70

Date 4-26-05

DWIGHT S. WOOD
Clerk Superior Court

By gc
069-2005-003506

000028

Prepared by, record and return to:
Weissman, Nowack, Curry & Wilco, P.C.
340 Jesse Jewel Parkway, Suite 110
Gainesville, GA 30501
File Number: GA118-05-0140

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5293
PAGE(S) 28-29 THIS 26
DAY OF April 20 05 AT 10:13 AM
DWIGHT S. WOOD, CLERK BY gc
118002740, 45

WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF HALL**

THIS INDENTURE, made this APRIL 20, 2005, between MISTY MARQUEZ MARTINEZ of the County of HALL, and the State of GEORGIA as party or parties of the first part, hereinafter called Grantor, and GREGG KETTYLE AND JANET MULLINAX, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantees (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 (\$10.00) 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, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

See attached Exhibit "A" attached hereto and made a part hereof by reference hereto

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them IN FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Misty Marquez Martinez (SEAL)
Misty Marquez Martinez

** Subject to that certain security deed from Pamela W. Reece to MERS, given to secure the original principal amount of \$89,000.00, dated August 3, 2001, and recorded August 10, 2001, in Deed Book 3957, Page 4 of the Hall County, Georgia Public Records.

Misty Marquez Martinez
Misty Marquez Martinez

Gregg Kettyle
Gregg Kettyle
Janet Mullinax
Janet Mullinax

Exhibit "A"
Legal Description

000029

File Number: GA118-05-0140

Tract 1:

All that tract or parcel of land lying and being 2.6 acres, more or less, in the Tadmore District of Hall County, Georgia, and being fully shown by a plat of "Property surveyed for George M. Reece" which plat was prepared by Henry Bailey, Surveyor, on July 18, 1970, and which plat is recorded in Plat Book 44, Page 72-73 of the Hall County, Georgia Deed Records to which plat and the recording of same reference is hereby made for purposes of description.

Tract 2:

All that 31.3 acre tract or parcel of land lying and being in Tadmore GMD 268 of Hall County, Georgia, as shown on a survey of the property of W. David Collins prepared by Henry Bailey, registered surveyor, dated July 18, 1970, and recorded in Plat Book 44, Page 83 of the Hall County, Georgia Deed Records to which plat and the recording hereof is made for purposes of further description.

Less and Except 0.028 acre as described in that Right of Way Deed from George Marvin Reece, II, as Executor to the Department of Transportation, as recorded in Deed Book 4910, Page 593, Hall County, Georgia Deed Records.

Tract 3:

All that 1.26 acre tract or parcel of land lying and being in the Tadmore District, GMD 268 of Hall County, Georgia and being described as follows:

Beginning at an iron pin corner located on the Southerly side of a 10 foot drive said beginning corner being located 612.6 feet in a northwesterly direction from the point of intersection of said 10 foot drive with U. S. Highway 129, thence South 33 degrees 32 feet West 226.9 feet to an iron pin corner; thence North 24 degrees 28 feet West 197.10 feet to an iron pin corner; thence North 3 degrees 58 feet East 220.27 feet to an iron pin corner located on the southerly side of the 10 foot drive; thence South 74 degrees 28 feet East along the southerly side of the 10 foot drive 311.28 feet to the point of beginning.

The above described property is shown as Parcel 3 on a survey of the property of George Reece prepared by Farley-Collins and Associates dated March 21, 1977.

Tract 4:

All that tract or parcel of land, together with improvements, lying and being in the Tadmore District of Hall County, Georgia consisting of a one (1) acre tract, and a two (2) acre tract as more fully described on a Warranty Deed from Mrs Bobby Lee Elrod to Clara O. Morgan dated February 20, 1968, and recorded in Deed Book 364, Page 161, Hall County Land Deed Records. Reference is hereby made to the legal description contained in the aforesaid deed which legal description is incorporated herein as fully and completely as if set forth verbatim herein. The one acre tract and two acre tract conveyed herein is more fully described by a plat of survey prepared by Patton & Pless registered surveyors dated (one acre tract) November 16, 1963, which plat descriptions are made a part of the description of the property conveyed herein.

Together with all improvements and all properties both real and personal on all tracts.