

DEED B: 56309 P: 00813

12/14/2018 02:32 PM Pgs: 1 Fees: \$10.00

TTax: \$265.00

Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA

PT-61 #: 0672018034029

Return to:

O'Kelley & Sorohan, Attorneys at Law, LLC

1305 Mall of Georgia Blvd, Suite 180

Buford, GA 30519

File No.: 04-104516-REG

STATE OF GEORGIA  
COUNTY OF GWINNETT

### LIMITED WARRANTY DEED

THIS INDENTURE, made on **13th day of December, 2018**, between

**Maria Aida Cortez Torres**

(hereinafter referred to as "Grantor") and

**Jonathon Whitaker**

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties 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 of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 134 of the 7th District of Gwinnett County, Georgia, being Lot 24, Block A, Stony Springs Subdivision, Unit Three, as shown on plat of subject property recorded at Plat Book 61, page 174, Gwinnett County, Georgia records, which plat is incorporated herein by reference and made a part of this description. Less and Except: that portion of Lot 24, Block A, conveyed by Warranty Deed recorded at Deed Book 14129, ages 82-83, Gwinnett County, Georgia records. Being improved property known as 1742 Ivy Pine Court, according to the present system of numbering houses in Gwinnett County, Georgia.

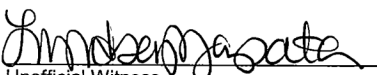
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered  
in the presence of:

  
Unofficial Witness

  
Maria Aida Cortez Torres

Notary Public

Commission expires:

