

**DEED B: 57145 P: 00819**  
**12/30/2019 05:03 PM Pgs: 2 Fees: \$12.00**  
**TTax: \$243.00**  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672019035333  
ERECORDED  
eFile Participant IDs: 0175575547,

Return Recorded Document to:  
THE JULES LAW GROUP, LLC.  
3985 STEVE REYNOLDS BLVD.  
BUILDING D  
NORCROSS, GA 30093

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

FILE #: 1911-47

**THIS INDENTURE** made this **23rd** day of **December, 2019**, between **DREW EDWARDS and ERIN EDWARDS**, of the County of **Gwinnett** and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **ELVIS B SOSA ORELLANA**, 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 NO/100 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

**2805 HAYNES CLUB CIRCLE, GRAYSON, GA 30017**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 37, BLOCK "A" OF HAYNES PRESERVE, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 87, PAGES 188-189, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.**

**TAX ID # R5091 130**

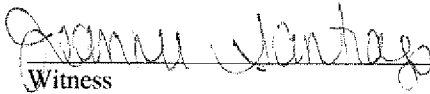
This Deed is given subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together 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**.

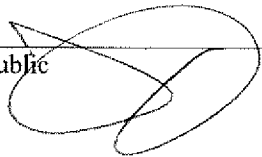
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above-named grantor.

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

Signed, sealed and delivered in presence of:

  
Witness

  
DREW EDWARDS (SEAL)

  
Notary Public (SEAL)

  
ERIN EDWARDS (SEAL)

