

Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
303 Corporate Center Drive, Suite 150
Stockbridge, GA 30281
File No: 14-093052-REG

STATE OF GEORGIA
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on 25 day of June, 2018, between

Najarian Capital, LLC

(hereinafter referred to as "Grantor") and

Raymundo Jaimes Porras

(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 106 of the 10th District, Newton County, Georgia being part of Lot 6 of Salem Ridge Subdivision, as shown on survey for Carey B. and Mary G. Daniel by Robert M. Buhler, RLS #1403, dated March 27, 1981, and being more particularly described as follows:

To arrive at the true point of beginning begin at a pipe found on the southeasterly right of way of Roberts Road, said pipe found being 1895.0 feet, as measured in a southwesterly direction along the easterly right of way of Roberts Road from its intersection with the southerly right of way Brown Bridge Road; thence from said pipe found, which is the true point of beginning, running south 78 degrees 49 minutes east 342.81 feet to an iron pin found; thence south 11 degrees 56 minutes west 186.0 feet to a rebar found; thence north 80 degrees 27 minutes west 356.78 feet to a 2 inch concrete monument found on the southeasterly right of way of Roberts Road; thence north 15 degrees 59 minutes east along said right of way 94.55 feet to a point; thence continuing north 15 degrees 52 minutes east along said right of way 102.16 feet, to a pipe found which pipe found is the True Point of Beginning

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")