

After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: KLP-GA-250502-PUR

Property Appraiser's Parcel I.D. Number:
10135000117

eFiled and eRecorded
DATE: 07/09/2025
TIME: 10:47 AM
DEED BOOK: 9685
PAGE: 703 - 704
FILING FEES: \$25.00
TRANSFER TAX: \$440.00
PT61: 069-2025-003974
RECORDED BY: TH
CLERK: Mark Pettitt
Hall County, GA

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, made this 30th day of May, 2025, between

Miles Benton and Jessica Benton

as party or parties of the first part, hereinafter called Grantor, and

Zachary Samuel Clement and Haley Noelle Clement
as Joint Tenants with the Rights of Survivorship and Not as Tenants in Common

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,

All that parcel of land located in Land Lot 135, 10th District, Hall County, Georgia, being Lot 3, North Oaks Subdivision, as shown as the Plat recorded in Plat Book 111, Page 60, Hall County Records, which plat is incorporated herein and made a part of this description.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

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.