

BK 49261 PG 0062

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

09 JAN 29 PM 3: 48

TOM LAWLER, CLERK

301120 -22

PT-61 # 067-2009-002087  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ NONE  
TOM LAWLER CLERK OF  
SUPERIOR COURT

Return to:  
LINDA CHAN  
105 Morton Manor Court  
Alpharetta, Ga. 30202

**QUITCLAIM DEED**

STATE OF GEORGIA

COUNTY OF FULTON

**THIS INDENTURE**, is made this 2<sup>nd</sup> day of January, 2009 between **SIMON CHAN AKA KWOK CHEUNG CHAN AND LINDA CHAN AKA FUNG YING CHAN**, resident of the **State of Georgia**, as party or parties of the first part, hereinafter called Grantor, and **LINDA CHAN AKA FUNG YING CHAN**, resident of the **State of Georgia**, as party or parties of the second part, hereinafter called Grantee.

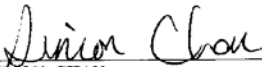
**WITNESSETH** that Grantor, for and in consideration of the sum of ten dollar (\$10.00) and for other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby release, remise and forever **QUITCLAIM** unto the said Grantee all of Grantor's right, title and interest in and to the following-described premises, with the hereditaments and appurtenances thereto appertaining, to wit:


ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 5<sup>TH</sup> DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.:

**TO HAVE AND TO HOLD** the said described premises to grantee, so that neither grantor nor any individual nor entity claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

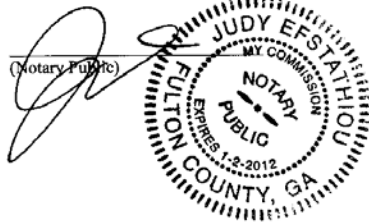
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
SIMON CHAN (Seal)

  
\_\_\_\_\_  
(Unofficial witness)

  
\_\_\_\_\_  
LINDA CHAN (Seal)



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EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 144 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

**BEGINNING** at the point of intersection of the northeasterly right-of-way line of Georgia Highway No. 120 with the line dividing the 5<sup>th</sup> District and the 7<sup>th</sup> District of Gwinnett County, Georgia; thence leaving said right-of-way line and running north 60 degrees 56 minutes 54 seconds east along said District line, 299.18 feet to a point; running thence north 61 degrees 04 minutes 07 seconds east along said District line, 142.80 feet to a point located on the southwesterly right-of-way line of Maltbie Street (a 60-foot right-of-way); running thence south 77 degrees 42 minutes 37 seconds east along the southwesterly right-of-way line of Maltbie Street, 386.80 feet to a point; thence leaving said right-of-way line and running south 61 degrees 04 minutes 37 seconds west, 562.55 feet to a point; running thence south 27 degrees 50 minutes 32 seconds east, 97.23 feet to an iron pin found; running thence south 61 degrees 49 minutes 08 seconds west, 180.23 feet to a point located on the northeasterly right-of-way line of Georgia Highway No. 120; running thence north 27 degrees 00 minutes 47 seconds west along the northeasterly right-of-way line of Georgia Highway No. 120, 349.23 feet to the **POINT OF BEGINNING**; and being a tract or parcel of land containing 3.86 acres, together with improvements thereon, all as more particularly shown on and described in accordance with a plat of survey prepared for Simon Chan by McClung Surveying, bearing the seal and certification of Perry E. McClung, Georgia Registered Land Surveyor No. 1541, dated July 2, 1996.