

DEED B: 60981 P: 00876
01/02/2024 05:42 PM Pgs: 3 Fees: \$25.00
TTax: \$0.00
Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024000092
ERECORDED
eFile Participant IDs: 3429336909,

Return to:

J. Michael Levensgood
Law Office of J. Michael Levensgood, LLC
150 S. Perry St., Suite 208
Lawrenceville, GA 30046

Cross Reference:
Deed Book 54758, Page 0558
Gwinnett County, Georgia, Records
Tax Parcel: R5142 110

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

This Indenture dated this 2nd day of January, 2024 from JAMES STACY PATTERSON AND JONATHAN SPARKS PATTERSON as Tenants in Common (hereinafter "Grantor") to PATTERSON GWINNETT HOLDINGS LLC, a Georgia limited liability company (hereinafter, "Grantee").

WITNESSETH THAT Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is acknowledged by each party to the other, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of her right, title and interest in and to the following property:

SEE EXHIBIT "A"

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 any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

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WITNESSETH THAT Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is acknowledged by each party to the other, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, all of her right, title and interest in and to the following property:

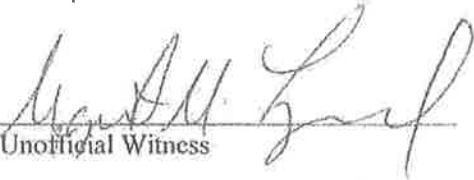
SEE EXHIBIT "A"

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 any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

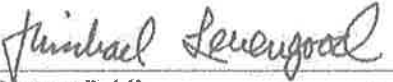
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RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

Signed, sealed and delivered
in the presence of:

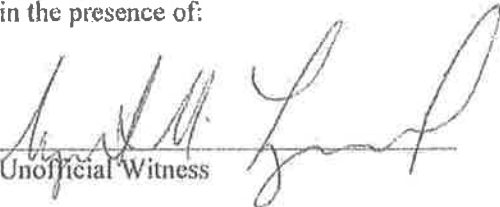

Unofficial Witness


JAMES STACY PATTERSON



Notary Public
Commission Expiration Date: 5/19/2024
(NOTARIAL SEAL)



Signed, sealed and delivered
in the presence of:


Unofficial Witness


JONATHAN SPARKS PATTERSON


Notary Public
Commission Expiration Date: 5/19/2024
(NOTARIAL SEAL)



RZC2024-00054
RECEIVED: APRIL 1, 2024
PLANNING AND DEVELOPMENT DEPARTMENT

EXHIBIT "A"

(LEGAL DESCRIPTION)

ALL THAT TRACT or parcel of land lying and being in Land Lot 142 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, being more particularly described as follows:

BEGINNING at the point of intersection of the southeast right of way line of Stone Mountain Street with the northeast right of way line of Gwinnett Drive (formerly Fair Street); running thence southeast along the northeast right of way line of Gwinnett Drive 100 feet to a point; running thence North 30 degrees 17 minutes East 98.2 feet to a point; running thence South 56 degrees 20 minutes East 90.8 feet to a point; running thence North 30 degrees 17 minutes East 100 feet to a point; running thence North 57 degrees 26 minutes West 206.8 feet to a point on the southeast right of way line of Stone Mountain Street; running thence Southwest along said right of way line 194 feet to the place or point of beginning.

ALSO:

ALL THAT TRACT or parcel of land lying and being in Land Lot 142 of the 5th Land District, Gwinnett County, Georgia, in the City of Lawrenceville, and being Lot 15 of Plain View Subdivision as shown on plat of survey by S. R. Fields, Surveyor, dated November 4, 1957, recorded in Plat Book "G", Page 145, Gwinnett County Records, and more particularly described as follows:

BEGINNING at an iron pin corner on the East side of Stone Mountain Street located 194 feet North as measured along the East side of Stone Mountain Street from the point of intersection of the East side of Stone Mountain Street with the north side of Gwinnett Drive (formerly Fair Street); run thence northerly along the East side of Stone Mountain Street 97 feet to a corner; run thence Southeasterly along the line of Lot 14, said subdivision, 215 feet to a corner; run thence southwesterly 100 feet to a corner with Lot 16; run thence northwesterly along Lot 16, said subdivision, a distance of 207.1 feet to an iron pin on the East side of Stone Mountain Street and the place or point of beginning.