

Prepared By:

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\$25.00 RECORDING FEE

\$20.10 TRANSFER TAX

PT61:061-2025-002285

T.Q

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GILMER

THIS INDENTURE, made this 7th day of August, 2025 by and between **Socorro Franco**, as party or parties of the first part, hereinafter called Grantor, and **Alliance Acres, LLC**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER 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, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the 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 claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Rosalinda J. Laxa
Unofficial Witness

Gm
Notary Public

My Commission Expires: 11/19/2028

Socorro Franco (Seal)



EXHIBIT "A"

File No.: W-08533-25-EL

All that tract or parcel of land lying and being in Land Lot 287, 12th District, 2nd Section, Gilmer County, Georgia, consisting of 1.51 acres and being designated as Lot 6 of Forrest Creek as shown on Plat of Survey for JDJ Development, LLC. Said plat, dated April 18, 2007, prepared by Lane S. Bishop, Georgia Registered Land Surveyor No. 1575, is recorded in Plat Book 49, Page 171, Gilmer County, Georgia Records, with reference made thereto for the purpose of incorporating the same.