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White County, GA
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LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF LUMPKIN

THIS INDENTURE, Made the 19th day of April, 2021 between Doris H. Clark, as party or parties of the first part, hereinafter called Grantor, and Moises Xavier Morales as party or parties of the second part, hereinafter called Grantee.

WITNESSETH

Grantor, for and in consideration of TEN AND 00/100 dollars (\$10.00) received at and before the sealing and delivery of theses presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by theses presents does hereby grant, bargain, sell and convey unto the Grantee the following described property:

All that tract or parcel of land, lying and being in Land Lots Number 122 and 135 of the 3rd Land District of White County, Georgia, and being more particularly described as follows:

Beginning in the center of a road at corner common to this property and property of Benny Sims at a point located North 86 degrees 30 minutes East 2303.59 feet from an iron pin at Original Land Lot Corner common to Land Lots Number 122, 123, 134 and 135, said District and County; thence along and with the center and meanderings of said road the following courses and distances: North 64 degrees 43 minutes East 89.25 feet to a point; South 73 degrees 01 minute East 50.44 feet to a point; South 61 degrees 30 minutes East 198.91 feet to a point; South 25 degrees 38 minutes East 67.27 feet to a point; South 25 degrees 38 minutes East 38.21 feet to a point at property of Loye Allen; thence along and with said property of Loye Allen the following courses and distances: South 50 degrees 40 minutes West 60.26 feet to an iron pin; South 57 degrees 04 minutes East 32.06 feet to an iron pin; South 44 degrees 31 minutes West 169.73 feet to an iron pin at property, now or formerly, of Tipton; thence along and with said property, now or formerly, of Tipton, North 63 degrees 32 minutes West 180 feet to an iron pin at property of Benny Sims; thence along and with said property of Benny Sims North 10 degrees 40 minutes West 267.68 feet to a point in the center of a road and Beginning Corner, containing 1.96 acres, all in accordance with Plat of Survey

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