

Legal Description Exhibit "A"

After Recording Return To:  
Kham Law, LLC  
3575 Koger Blvd Suite 250  
Duluth, Georgia 30096  
Order No.:2024-1111

Deed Doc: WD  
Recorded 12/05/2024 10:19AM  
Camie W. Thomas  
Clerk Superior Court, JACKSON County,  
Ga.  
Bk 01130 Pg 0310  
Georgia Transfer Tax Paid : \$170.00  
Penalty: \$0.00  
Interest: \$0.00  
0782024005210  
Participants: 6805647417

LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF Gwinnett



THIS INDENTURE, made this 5th day of December, 2024, between Thomas Bursi, of the County of Jackson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Junuz Coralic and Tea Coralic, as party or parties of the second part, as joint tenants with survivorship and not as tenants in common, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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 tract or parcel of land lying and being in G.M.D. 1765, Jackson County, Georgia, being Lot 2, consisting of 1.568 acres, more or less, as shown on plat of survey entitled "Exemption Plat for Thomas Bursi" by Georgia Premier Land Services, Inc., Brian R. Sutherland, G.R.L.S. No. 2900 on July 31, 2024, recorded on August 14, 2024 in Plat Book 88, Page 124, Jackson County, Georgia records, said plat being incorporated herein by reference and made a part of this description.

Parcel ID: 117 004

Subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-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, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

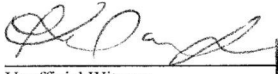
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Annotated § 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 5th day of December, 2024

Signed, sealed and delivered in the presence of:

  
Thomas Bursi

  
Unofficial Witness

Notary Public  
Commission Expires: \_\_\_\_\_



3/29/2025

2024-1111  
407 Cooper Bridge Road #2