

WARRANTY DEED

186

STATE OF GEORGIA, HALL COUNTY

THIS INDENTURE, Made the 13th day of December in the year of our Lord One Thousand Nine Hundred and Sixty-eight between A.R. Sewell, Jr. of the county of Hall and State of Georgia of the First Part, and

Mrs. A.R. Sewell, Jr. of the county of Hall and State of Georgia of the Second Part

Witnesseth, That the said Part Y of the First Part for and in consideration of the sum of

LOVE AND AFFECTION DOLLARS

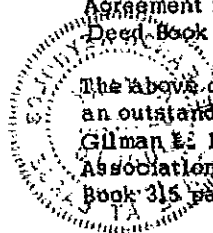
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, by these presents do grant, bargain, sell, alien, and convey and confirm unto Party of the Second Part

heirs and assigns, all the following described property, to-wit: All that tract or parcel of land, together with all improvements thereon, lying and being in the City of Gainesville, Hall County, Georgia, and being all of Lot No. 12, Section 2 of the Sunset Heights Subdivision, as shown on Subdivision Plat, recorded in Plat Book 17, page 74 of the Hall County Records, and as more fully shown on survey of the property of Lamar S. Davies, prepared by Owen Patton, Registered Surveyor, dated October 8, 1965, recorded in Plat Book 34, Page 174 of the Hall County Records and being more fully described according to said Patton survey as follows:

BEGINNING at an iron pin corner on the Southerly right-of-way of Skyline Drive; which beginning corner is located in a Northwesterly direction 1275 feet from the right-of-way of Briarwood Drive as measured along the right-of-way of Skyline Drive; and running thence from said beginning corner South 19 degrees 50 minutes West 348.5 feet to an iron pin corner on the line of property of United States of America acquired in connection with the Buford Dam-Lake Lanier Project; thence running North 75 degrees 00 minutes West along the U.S. Government line 252.5 feet to an iron pin corner, thence running North 38 degrees 24 minutes East 398.5 feet to an iron pin corner on the right-of-way of Skyline Drive; thence running South 66 degrees 30 minutes East along the right-of-way of Skyline Drive 125 feet to the Point of Beginning.

The above described property is conveyed subject to the Restrictive Covenants Agreement for Section 2 of the Sunset Heights Subdivision as recorded in Deed Book 172, page 232 of the Hall County Records.

The above described property is conveyed subject to the terms and conditions of an outstanding loan secured by a Note and Deed to Secure Debt Executed by Gilman S. Davies and Lamar S. Davies to Home Federal Savings and Loan Association of Gainesville on October 16, 1965, said deed to secure debt being recorded in Book 315 page 174, 177 of the deed records of Hall County.



202800

TO HAVE AND TO HOLD The said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefits, and behoof of said part Y of the Second Part Y her heirs, executors, administrators, and assigns in FEE SIMPLE; and the said part Y of the First part the said bargained property above described unto the said Part Y of the Second Part Y her heirs, executors, administrators, and assigns against the said party of the First Part Y his heirs, executors, administrators, and assigns and all and every other person or persons shall and will and does hereby warrant and forever defend by virtue of these presents.

In Witness Whereof, the said Part Y of the First Part has hereunto set his hand and affixed his seal, and delivered these presents the day and year above written.

Signed, sealed and delivered in the presence of

*Marion Chapman*  
*Eleanor Reynolds*  
Notary Public

*A. R. Sewell, Jr.*  
A. R. Sewell, Jr. (Seal)



(Seal)  
(Seal)  
(Seal)

WARRANTY DEED

A. R. SEWELL, JR.

TO

MRS. A. R. SEWELL, JR.

GEORGIA, HALL COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD

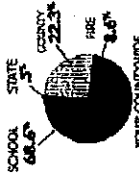
At 9:00 A.M. December 14, 1968

Recorded in Book 376  
Page 14-7 This 14th day of

*A. R. Sewell, Jr.*  
*W. Grayson*  
A. R. Sewell, Jr.

File - Home Fed.  
Per 123

WHELCHER, DUNLAP & CIGNELLIAN  
Attorneys at Law  
Home Federal Building  
Gainesville, Georgia



# 2013 Property Tax Statement - Hall County, GA

**DARLA EDEN, TAX COMMISSIONER**  
 Phone: (770) 531-6950  
 Fax: (770) 297-2311  
 PO BOX 1579, GAINESVILLE, GA 30503  
<http://tax.hallcounty.org> • [propertytax@hallcounty.org](mailto:propertytax@hallcounty.org)



PROPERTY OWNERS:		MAP CODE	LOCATION	BILL #	DISTRICT
SEWELL A R JR MRS		01095 001039	2251 NE SKYLINE DR	2013-60526	004 GAINESVILLE
BUILDING VALUE	LAND VALUE	FARM/AGRICULTURE VALUE	ACRES	BILLING DATE	PAYMENT GOOD THROUGH
126,539	61,573	188,112	1.5324	9-30-2013	12-01-2013
					L2 S4

FAIR MARKET VALUE	40% ADDED VALUE	LESS EXEMPTIONS	NET TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
314,651	126,539	188,112	126,539	0.0000	0.00	0.00	0.00
314,651	126,539	188,112	126,539	0.0000	0.00	0.00	0.00
					TOTAL	0.00	0.00

\* This statute reduction and abatement of the State Property Tax and the reduction in your tax bill this year is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.



2013 Current Due	445.28
Payments	
Prepaid Payments	
<b>TOTAL DUE</b>	<b>445.28</b>

**PAYMENT OPTIONS**  
 Hall: Check payable to Hall County Tax Commissioner or Discover, Mastercard, Visa credit/debit cards accepted.  
 Outlet: <http://tax.hallcounty.org> (e-check, Discover, Mastercard, Visa)  
 In Person: Office open M-F 8:00 - 5:00 • Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA 30504  
 Drop Box: Located at front entrance of Hall County Government Center. Available 24/7.

Exhibit A/B

Shoreline Use Permit/License Number: I00478

Action: Reissue

Issued to: MRS Marie Sewell

Phone: (Home): (770) 718-9601

Mail To: 2251 Skyline Drive

(Work): (770) 718-9601

Gainesville, GA 30501

(Cell): (770) 654-3738

Email

Issue Date: August 1, 2008

Expiration Date: August 1, 2013

FEES: Amount Due: \$175.00 Amount Paid: Paid Date:

LOCATION: County: HALL Land Lot: 129 Tract #: I-958  
Subdivision: SUNSET HEIGHTS Lot #: 12  
Allocation Zoning: 1 Location Code: 2328.2  
Lake Address: 2251 SKYLINE DRIVE

SPECIAL CONDITIONS:

Only Items and Structures Listed Below Are Authorized

FACILITY	LENGTH	WIDTH	MATERIAL	MODIFICATION	RATE	FEE
Floating Facility	18	24	Wood/Steel		\$35.00	\$35.00
	ROOF <input checked="" type="checkbox"/>		NOTES N			
Dock Walkway	20	4	Wood/Steel		\$0.00	\$0.00

Summary for Permit No. I00478 (2 Permitted Structures)

Administrative Fee: \$140.00  
Total Fee: \$175.00

*Handwritten:* 214  
#2318

\* NO NEW AUTHORIZATIONS, REMOVAL REQUIRED WHEN EXISTING FACILITY(S) BECOMES UNSAFE

Permit Number: I00478 E: No INST: NO Location: 2328.2