

After Recording Return to:
Gwinnett County Tax Commissioners Office
75 Langley Drive
Lawrenceville, GA 30046

Please cross reference to: Deed Book 56787, Page 391

STATE OF GEORGIA,
GWINNETT COUNTY

TAX SALE DEED

THIS INDENTURE, Made this *7th day of March, 2023* between

Denise R. Mitchell, MPA, Ex-Officio Sheriff of Gwinnett County

Party or parties of the first part, hereinafter referred to as "Grantor", and

**3W Development Group
6365 McDonough Drive, Norcross, Georgia 30093**

Party or parties of the second part hereinafter referred to as "Grantee". The words "Grantor and Grantee", to include the masculine and feminine gender, the singular and the plural, and the respective heirs, legal representatives, successors and assigns of the parties were where the content requires or permits;

WHEREAS, Denise R. Mitchell, MPA, Ex-Officio Sheriff of Gwinnett County, Georgia, did levy a writ of fieri facias issued by Denise R. Mitchell, MPA, Tax Commissioner of Gwinnett County, Georgia against *Star Homes Enterprises, LLC* and Map & Parcel *R1001 857*,

WHEREAS said levy was made for the purpose of collecting delinquent state and county ad valorem property taxes for the year 2022, 2021; and,

WHEREAS said levy was made on *January 19, 2023* on the following described tract of land, to wit:

All that tract or parcel of land lying and being in Georgia Militia District 1397, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the Northwesternly end of a mitered corner formed by the Southwesterly right of way of Hamilton Mill Road with the Northwesternly right of way of Sardis Church Road; thence Northwesternly along said Southwesterly right of way 734.06 feet to a 3/4" rebar set; thence leaving said right of way South 36 degrees 17 minutes 58 seconds West a distance of 279.01 feet to a 3/4" rebar set, said point being on the Northeastly property line of the land owned by Janene Holliday, Richard Campbell, and Dan Bryant; thence along said property line South 61 degrees 33 minutes 29 seconds East a distance of 30.74 feet to a 3/4" rebar found, and the True Point of Beginning.

Thence North 36 degrees 10 minutes 44 seconds East a distance of 45.19 feet to a point; thence South 53 degrees 52 minutes 44 seconds East a distance of 120.76 feet to point; thence South 35 degrees 19 minutes 59 seconds West a distance of 65.92 feet to a point; thence South 27 degrees 27 minutes 24 seconds West a distance of 87.83 feet to a point; thence South 35 degrees 35 minutes 17 seconds West a distance of 242.00 feet to a 5/8" rebar found, said point being on the Northeastly property line of the land owned by Wal Mart Real Estate Business Trust; thence along said property line North 54 degrees 24 minutes 43 seconds West a distance of 134.88 feet to 5/8" rebar found, said point being on the Northeastly property line of the land owned by Wal Mart Real Estate Business Trust and being on the Easterly property line of the land owned by Janene Holliday, Richard Campbell and Dan Bryant; thence along said property line North 35 degrees 44 minutes 30 seconds East a distance of 350.80 feet to The

WITNESSETH:

For and in consideration of the above payment, in hand paid, the receipt which of is hereby acknowledged, the undersigned Ex-Officio Sheriff does hereby bargain, grant and convey, and sell unto grantees herein, in accordance with his or her lawful authority granted by the laws of the State of Georgia to conduct sheriff's sales, the above described tract or parcel of land together with improvements thereon. To have and to hold the above granted premises unto the grantees herein in as full and ample a manner as the same was held by *Jaimes, Calixto Alejandro* when the said property was levied on and sold.

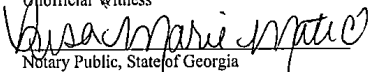
This conveyance is made without warranty of title and is further made subject to the rights of redemption in accordance with O.C.G.A. sec. 48-4-40 et. Seq.

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

Signed, Sealed and Delivered in the presence of

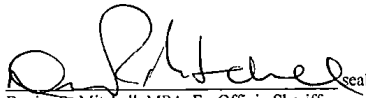


Unofficial Witness



Notary Public, State of Georgia

My commission expires: 2/18/2024

 seal

Denise R. Mitchell, MPA, Ex-Officio Sheriff
Gwinnett County, Georgia

