

BK54497 PG0033

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2016 AUG -9 PM 4: 04

RICHARD ALEXANDER, CLERK

306112

PT-61 # 67-2016-021318

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ None
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After Recording Return To:

MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File # 1130-0006 (RLT)

NO TITLE CERTIFICATION

QUIT-CLAIM DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 1st day of January, 2016, by and between,

JOHN B. MCPHERSON

as party or parties of the first part (hereinafter referred to as "Grantor"), and

MICHAEL C. LUCKHURST

as party or parties of the second part (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee, its heirs and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 294, 7th District, City of Buford, Gwinnett County, Georgia, as shown on plat or survey for Mick Luckhurst et al, dated June 16, 1994, by Thomas Wood, Registered Land Surveyor, which plat is recorded in Plat Book 63, Page 177A, Gwinnett County, Georgia Records, said plat being incorporated herein by reference for a more detailed description;

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BK54497 PG0034

plat being incorporated herein by reference for a more detailed description;

Situated on said property is a two-story brick building known as the "Wheeler Building."

Being the same property conveyed to Michael C. Luckhurst, Trent P. Gaites, and John B. McPherson by that certain Warranty Deed filed August 11, 1994, recorded in Deed Book 10586, Page 322, Gwinnett County, Georgia Records.

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs and assigns, so that neither the said Grantor nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year above written.

Signed, sealed and delivered
this 11 day of April, 2016
in the presence of:

GRANTOR:

Robert A. Burt
Unofficial Witness

[Signature] (SEAL)
John B. McPherson

Susan Dutton
Notary Public

My Commission Expires



[NOTARY SEAL]

BK54497 PG0035

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2016 AUG -9 PM 4:05

RICHARD ALEXANDER, CLERK

306113

PT-81 # 67.2016-021321
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ None
RICHARD T ALEXANDER, JR. CLERK OF
SUPERIOR COURT

After Recording Return To.

MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File # 1130-0006 (RLT)

NO TITLE CERTIFICATION

QUIT-CLAIM DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 1st day of January, 2016, by and between,

JOHN B. MCPHERSON

as party or parties of the first part (hereinafter referred to as "Grantor"), and

MICK LUCKHURST a/k/a MICHAEL C. LUCKHURST

as party or parties of the second part (hereinafter referred to as "Grantee").

WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar (\$1 00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee, its heirs and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 294, 7th District, City of Buford, Gwinnett County, Georgia, as shown on Exhibit "A" attached hereto and incorporated herein by reference.

with all the rights, members and appurtenances to the said described premises in anywise

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BK54497 PG0036

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, its heirs and assigns, so that neither the said Grantor nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and affixed its seal the day and year above written.

Signed, sealed and delivered
this 11 day of April, 2016
in the presence of:

GRANTOR:

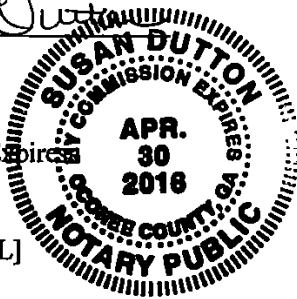
[Signature]
Unofficial Witness

[Signature] (SEAL)
John B. McPherson

[Signature]
Notary Public

My Commission Expires

[NOTARY SEAL]



BK54497 PG0037

EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in the City of Buford, Gwinnett County, Georgia, located in Block No. 17 and more particularly described as follows:

BEGINNING at the point of intersection of the southwestern side of Scott Street with the southeastern side of Morana Street; running thence South 55 degrees 22 minutes West along the southeastern side of Morana Street and forming an interior angle of 89 degrees 28 minutes from the southwestern side of Scott Street a distance of one hundred ten (110) feet to an iron pin; thence South 34 degrees 4 minutes East and forming an interior angle of 90 degrees 34 minutes from the southeastern side of Morana Street a distance of ninety-nine and sixty-five one-hundredths (99.65) feet to an iron pin; thence North 55 degrees 30 minutes East and forming an interior angle of 89 degrees 34 minutes from the last described line a distance of one hundred ten (110) feet to the southwestern side of Scott Street; thence North 34 degrees 6 minutes West and forming an interior angle of 90 degrees 34 minutes from the last described line a distance of one hundred (100) feet to the point of beginning, all as more fully shown on plat of survey prepared by M. A. Frear, Registered Engineer, dated March 20, 1946, a copy of which plat is on file in the office of the Atlanta Title Company, Atlanta, Georgia.

Also, all that tract or parcel of land lying and being in the City of Buford, Gwinnett County, Georgia and being shown and delineated on a plat of a survey by Joe W. Arnold Co., Engineers and Surveyors, dated December 1, 1967 as follows:

BEGINNING at a concrete monument located on the southeast side of Morana Street and the Northwest side of a five foot concrete sidewalk, which point of beginning is one hundred ten (110) feet in a Southwest direction, as measured along said Morana Street and sidewalk, from the point of intersection of the Southeast side of Morana Street with the Southwest side of the right of way of Scott Street; thence South 34 degrees 04 minutes East for one hundred sixty eight (168) feet to a concrete monument; thence South 55 degrees 22 minutes West for one hundred (100) feet to a concrete monument; thence North 34 degrees 04 minutes West for one hundred sixty eight (168) feet to a concrete monument located on the Southeast side of Morana Street and the Northwest side of a five foot concrete sidewalk; thence along said Morana Street and sidewalk North 55 degrees 22 minutes East for one hundred (100) feet to the point of beginning.

This being the same property conveyed to Mick Luckhurst and John B. McPherson by that certain Warranty Deed from R. Millard Bowen, dated August 10, 2000, filed for record on January 16, 2003 at Deed Book 30662, Page 44, Gwinnett County, Georgia Records.