

Hart County, Georgia
Real Estate Transfer Tax
Paid \$ 270.00
Date 3-3-06
W.E. "Bill" HOLLAND, III, Clerk

FILED
MAR 3 2006
CLERK OF SUPERIOR COURT
DULUTH, GEORGIA

Carolyn Lovett

Return to:
Morris/Hardwick/Schneider, LLC
3237 Satellite Blvd., Bldg 300, Suite 120
Duluth, GA 30096
File #: DUL-060200412S

547 FD 293
3-3-06

WARRANTY DEED

State of Georgia
County of Gwinnett

THIS INDENTURE made this 28th day of February, 2006, between
Nina L. Barroso and Santiago Barroso
as party or parties of the first part, hereinafter called Grantor, and
Yakov Jacob Dubin and Inna Dubin
as Joint Tenants with Rights of Survivorship and not as Tenants in Common
as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS
(\$10.00) and other good and valuable consideration 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, the
following described property:

All that tract or parcel of land lying and being GMD 1119, Hart County, Georgia, being Lot 9,
containing 0.32 acres, more or less, Milltown Point Subdivision, as per plat thereof recorded in Plat
Book 30, page 554, Hart County, Georgia Records, which recorded plat is incorporated herein by
reference and made a part of this description.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and
appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and
behoof of the said Grantee, forever in FREE 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 whomsoever.

IN WITNESS WHEREOF, Grantor has hereto set grantor's hand and seal this day and year first above
written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

Nina L. Barroso (Seal)
Santiago Barroso (Seal)

I CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AND THAT NO ENCROACHMENTS OR PROJECTIONS EXIST OTHER THAN THOSE SHOWN.

PROPERTY ADDRESS:
257 HUGH DORSEY ROAD
HARTWELL, GA. 30643

MAGNETIC



0.30 MI. ALONG R/W TO
MILLTOWN ROAD

LOT NO. 8

N57°50'00"E → 180.90'

0.32 ACRE
LOT NO. 9

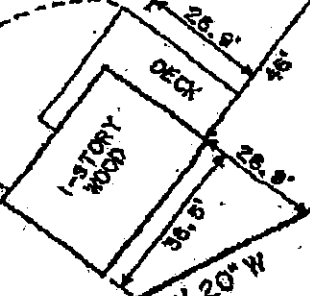
N46°43'25"W
68.00'

196.20' → S63°14'20"W

LOT NO. 10

U.S. GOVERNMENT LAKE HARTWELL

S52°40'00"E → 80.00'



HUGH DORSEY ROAD

NOTES:

- IPS = IRON PIN SET
- IPF = IRON PIN FOUND
- CMF = CONCRETE MARKER FOUND
- CMS = CONCRETE MARKER SET
- PL = PROPERTY LINE
- CL = CENTER LINE
- TL = TRAVERSE LINE
- R/W = RIGHT OF WAY

RECORDED
BOOK 30 PAGE 551
DATE 8-2-96
W.E. "BILL" HOLLAND, III, CLERK

GRAPHIC SCALE

SURVEY FOR:

DAVID L. PULLIAM & PATRICIA G. PULLIAM



LOT NO. 9,
MILLTOWN POINT
S/D

GMD: (1119)
COUNTY: HART, GA

SLATE & ASSOC., INC.
12415 AUGUSTA
ROAD
LAVONIA, GA 30553

704-358-8900
704-358-1980 FAX

REVISED:

CC: DF

DRWN: PC

CHKD: BS

DEPUTY/CLERK

FILED IN OFFICE
HART SUPERIOR COURT
'96 AUG 2 AM 11 08