

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:

Alan R Walker
1541 Woodrow Way
Los Angeles, CA 57391

After recording, mail document
and tax statements to:

James J Duran
4915 Parker Drive
Warrensville Heights, OH 44128

Parcel Number: 5560-003-003

CALIFORNIA QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 21st day of January, 2020 (the "Effective Date") between Alison W Barron (the "Grantor"), an individual whose mailing address is 3588 Roosevelt Street, San Francisco, CA 94115 , and James J Duran (the "Grantee"), an individual whose mailing address is 4915 Parker Drive, Warrensville Heights, OH 44128.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$20,000.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Henry County, Georgia, and more particularly described as follows:

Lots 6, 7, and the South ½ of Lot 4, West 60 feet of Lot 5 and Lot 8, Block 20, OLD SURVEY, Stockbridge, Vernon Parish, Georgia.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Grantor declares that the transfer is exempt from any documentary transfer taxes.

EXECUTED this _____ day of _____, 20_____.

_____	_____
Grantor Signature	Alison W Barron Grantor Name

_____	_____
Grantee Signature	James J Duran Grantee Name

_____	_____	_____
Grantor Name	Representative Signature	Representative Name and Title

_____	_____	_____
Grantee Name	Representative Signature	Representative Name and Title

_____	_____
Witness 1 Signature	Witness 1 Name (Print)

Witness 2 Signature

Witness 2 Name (Print)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, _____ [spouse's full name], of _____ [spouse's address], spouse of _____ [insert Grantor's name here], do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Spouse's Signature

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF GEORGIA.

COUNTY OF HENRY.

On this day, personally appeared before me, _____, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this _____ day of _____, 20____.

Notary's Public Signature

(Date)

My Commission Expires

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