

BK 51349 PG 0267

Return to:
MICHAEL BURKETT
6326 BRANDYWINE TR
NORCROSS, GA 30092
R6282A020

PT-61 # 067-2012-013377
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ none
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

2012 MAY -7 PM 2:03

RICHARD ALEXANDER, CLERK

304744

DEED PREP ONLY

STATE OF GEORGIA
COUNTY OF GWINNETT

QUITCLAIM DEED

THIS INDENTURE, made on May 3, 2012 ^{BW}, between
KEITH DUNCAN

as party or parties of the first part, hereinafter called Grantor, and

MICHAEL BURKETT

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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantee all the right, title, interest, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

See Attached Exhibit "A"

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

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

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:

Minni Barbo
Witness

William L. Taylor
Witness

Keith Duncan (Seal)
KEITH DUNCAN

Robert Chapman A/E
6163 Willow Run Rd (Seal)
NORCROSS, GA. 30092

[Signature]

Notary Public. My Commission Expires: 7-27-2015 [Notary Seal]

0045727



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BK 49744 PG 0372

OS1882KP
Duncan

EXHIBIT "A"

ALL that tract or parcel of land lying and being in Land Lots 282, 283, 304 and 305 of the 6th District, Gwinnett County, Georgia and being residence No. 6326 in Building No. 2 of Apple Valley Condominiums, as shown on Plat of Survey (Supplemental Plat) made by Construction Engineering Associates, dated April 25, 1974, which is recorded in Condominium Plat Book 1, page 31, Gwinnett County, Georgia Records, which residence is a part of that property shown on Plat of Survey (Master Plat Plan), dated January 3, 1974, made by Construction Engineering Associates, as the property of Grantor, which plat is recorded in Condominium Plat Book 1, page 11, Gwinnett County, Georgia Records, together with all Right, Title and Interest of Grantor in said residence and the appurtenances thereto under the Declaration of Covenants and Restrictions for Apple Valley Condominiums, dated April 3, 1974, recorded April 8, 1974, in Deed Book 798, page 199, Gwinnett County, Georgia Records, as amended by Amendments thereto filed of Record in Gwinnett County, Georgia Records, which Plats, Declaration and all recorded Amendments thereto are, by reference, incorporated herein and made a part hereof.

THE interest herein conveyed includes, without limiting the generality of the foregoing, an undivided 0.6211 interest in the Common Area of Apple Valley Condominiums, as the area is defined in said Declaration.

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME DUNCAN	FIRST NAME KEITH	MIDDLE BRENT	Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 6326 BRANDYWINE TRAIL			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY NORCROSS, GA 30092 USA		DATE OF SALE 5/3/2012	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME BURKETT	FIRST NAME MICHAEL	MIDDLE	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 6326 BRANDYWINE TRAIL			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY NORCROSS, GA 30092 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY GWINNETT	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER R6282A020		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 6	ACRES	LAND LOT 282 283 304 305	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK 51349	DEED PAGE 267	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None