

DEED B: 56791 P: 00068  
08/05/2019 10:54 AM Pgs: 3 Fees: \$14.00  
TTax: \$0.00  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, GA  
PT-81 #: 0672019020500  
ERECORDED  
eFile Participant IDs: 8316111866,

RETURN TO:  
Thompson, Sweeny, Kinsinger & Pereira P.C.  
P.O. Drawer 1250  
Lawrenceville, Georgia 30046

**EXECUTOR'S DEED OF ASSENT**

STATE OF GEORGIA  
COUNTY OF GWINNETT

This indenture is made this 29 day of July, 2019, by CRAWFORD F. JUHAN, JR., as Executor of the Last Will and Testament of LILLIAN JEAN JUHAN, as Grantor and CRAWFORD F. JUHAN, JR. and LINDA FAYE VICK, as Grantees.

WHEREAS, LILLIAN JEAN JUHAN died a resident of Gwinnett County, Georgia, on the 2<sup>nd</sup> day of November, 2014, leaving a Will which has been probated in solemn form in the Probate Court of Gwinnett County; and

WHEREAS, the undersigned CRAWFORD F. JUHAN, JR. duly qualified as Executor of the Last Will and Testament of LILLIAN JEAN JUHAN and is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid; and

WHEREAS, CRAWFORD FORD JUHAN predeceased LILLIAN JEAN JUHAN, and under Item IV of her Will the property of LILLIAN JEAN JUHAN was to be equally divided

between the two children CRAWFORD F. JUHAN, JR. and LINDA FAYE VICK.

NOW, THEREFORE, the undersigned, as Exccutor of the Last Will and Testament of the said LILLIAN JEAN JUHAN, assents to the conveyance and hereby transfers and conveys the property located in Gwinnett County, Georgia, which is described on Exhibit A, which is attached hereto and incorporated hereto by reference so that title thereto is vested in the said CRAWFORD F. JUHAN, JR. and LINDA FAYE VICK.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, IN FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said LILLIAN JEAN JUHAN, deceased.

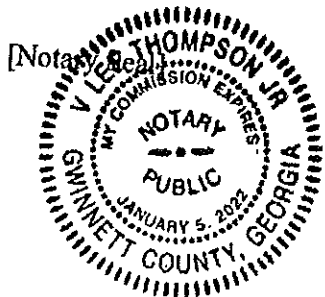
IN WITNESS WHEREOF, the above stated Executor has hereunto set his hand and seal.

Signed, sealed and delivered in the presence of:

Mary G. [Signature]  
Witness

Crawford F. Juhán, Jr. [SEAL]  
CRAWFORD F. JUHAN, JR., Executor  
of Last Will and Testament of  
LILLIAN JEAN JUHAN

[Signature]  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying in or being in Land Lot 6 of the 5<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northerly Right-of-Way of Georgia Highway No. 124 (R/W Varies) 1690.39' northeast of the Right-of-Way Miter of Skylars Mill Way;

THENCE North 31 degrees 56 minutes 20 seconds West for a distance of 868.96' feet TO A POINT;

THENCE North 58 degrees 21 minutes 00 seconds East for a distance of 654.00' feet TO A POINT;

THENCE South 30 degrees 30 minutes 00 seconds East for a distance of 720.08' feet TO A POINT' located on the northerly Right of Way of Georgia Highway 124, thence running along said Right-of-Way the following calls and distances;

THENCE South 47 degrees 00 minutes 05 seconds West for a distance of 57.93' feet TO A POINT;

THENCE South 42 degrees 11 minutes 28 seconds West for a distance of 47.63' feet TO A POINT;

THENCE South 39 degrees 26 minutes 00 seconds West for a distance of 159.75' feet TO A POINT;

THENCE South 47 degrees 34 minutes 46 seconds West for a distance of 388.35' feet TO THE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 11.850 acres more or less, as shown on a plat of survey for Crawford F. Juhan, Jr. and Linda F. Vick prepared by Ingram, Lord & Associates, dated April 11, 2019, which plat is incorporated hereby by reference.

OK 51463 PG 0412

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2012 JUN 29 AM 10:49

RICHARD ALEXANDER, CLERK

306686

PT-61 # 67-2012-019684  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA,  
COUNTY OF GWINNETT

**TAX SALE DEED**

THIS INDENTURE, Made this *5th day of June, 2012* between

**Richard Steele, Ex-Officio Sheriff of Gwinnett County**

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

**Edjen Enterprises LLC  
2970 Erwin Bridge Road, Conyers, Georgia 30012**

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, Richard Steele, Ex-Officio Sheriff of Gwinnett County, Georgia, did levy a writ of fieri facias issued by Richard Steele, Tax Commissioner of Gwinnett County, Georgia against *Crown Pt Properties LLC* and,

WHEREAS said levy was made for the purpose of collecting delinquent state and county ad valorem property taxes for the year *2011, 2010, 2009*; and,

WHEREAS said levy was made on *April 19, 2012* on the following described tract of land, to wit:

*All that tract or parcel of land lying and being in the City of Snellville and Land Lot 6, of the 5th District, of Gwinnett County, Georgia, and being more particularly described as follows:*

*To find the true point of beginning begin at the common corner of Land Lots 6, 7, 26 and 27 thence Southwesterly along the common land lot line of Land Lot 6 and Land Lot 7 for a distance of 855.60 feet to a point and the true point of beginning;*

*Thence South 77 degrees 27 minutes 46 seconds East for a distance of 637.32 feet to a point on the right of way of Georgia Highway 124 (a viable right of way); thence along a curve to the right having a radius of 1991.47 feet and an arc length of 12.90 feet, being subtended by a chord of South 25 degrees 03 minutes 37 seconds West for a distance of 12.90 feet to a point on the right of way of Georgia Highway 124; thence South 38 degrees 47 minutes 57 seconds East for a distance of 36.42 feet to a right of way monument found on the right of way of Georgia Highway 124; thence along a curve to the right having a radius of 2024.28 feet and an arc length of 140.33 feet, being subtended by a chord of South 27 degrees 41 minutes 09 seconds West for a distance of 140.51 feet to a point on the right of way of Georgia Highway 124; thence leaving said right of way North 52 degrees 24 minutes 06 seconds West for a distance of 171.23 feet to an iron pin set; thence South 37 degrees 36 minutes 50 seconds West for a distance of 322.83 feet to an iron pin set; thence North 28 degrees 47 minutes 05 seconds West for a distance of 514.12 feet to a point; thence North 60 degrees 04 minutes 27 seconds East for a distance of 7.00 feet to a point and THE TRUE POINT OF BEGINNING.*

*Together with and subject to covenants, easements and restrictions of record. Said property contains 2.863 acres, more or less.*

*TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, their heirs and assigns forever in FEE SIMPLE.*

*As described in Deed Book 47953, Page 754. Further described as Map & Parcel R5006003.*

0065532

STATE OF GEORGIA  
COUNTY OF GWINNETT

01 FEB 21 PM 2:04

QUITCLAIM DEED

TOM LAWLER, CLERK

THIS INDENTURE, made the 14 day of July in the year one thousand nine hundred and ninety-nine, between CRAWFORD H. JUHAN, of the County of Gwinnett and State of Georgia, as Party or Parties of the First Part, hereinafter called Grantor, and LILLIAN JEAN JUHAN of the County of Gwinnett and State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following:

ALL THAT TRACT or parcel of land lying and being in Gwinnett County and State of Georgia, and in the 5th Land District of said County, and being Tracts Numbers Two (2), Three (3) and Four (4) according to the survey and plat made by S.R. Fields, Surveyor on March 28, 1952, and a copy of said plat is recorded in Plat Book F, page 186, Plat Records of Gwinnett County. The three tracts named above containing twelve and eight tenths (12.8) acres, and being part of the land conveyed to Crawford F. Juhon by Andrew S. Hannah, by Warranty Deed dated February 25, 1955, and recorded in Deed Book 117, page 202, Deed Records of Gwinnett County in the Office of the Clerk of the Superior Court, and more particularly described as follows:

BEGINNING at an iron pin on the Northwest side of the Snellville-Centerville Road at the corner of lands of A.W. Phillips, thence run North 30 degrees 30 Minutes West 763 feet to iron pin at branch; thence Southwest along the line of Snell Johnson 654 feet to corner of lot of Grady Melton; thence run Southeast along the line of the said Melton tract or lot to the Snellville-Centerville Road; thence run in a northerly direction along the Snellville-Centerville Road 663 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

Mauldin Melton

Unofficial Witness  
MAULDIN BOWLES  
Notary Public  
Gwinnett County, Georgia  
My Commission Expires April 18, 2002

Crawford H. Juhon  
GRANTOR  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

\$ 0  
TOM LAWLER CLERK OF  
SUPERIOR COURT  
Charles A. Tingle Jr.  
538 Scenic Hwy  
Lawrenceville, Ga 30045

021597

Return To:

**Know before you go: Check tag office wait times [here](#) and a checklist of required paperwork [here](#).**

**Property Tax bills will be available Oct. 1 and due Dec. 1. Payments accepted starting Oct. 1, not prior.**

Chat



## ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

### Tax Account

**Mailing Address:**

JUHAN CRAWFORD F Jr  
2465 SCENIC HWY S  
SNELLVILLE, GA 30078-3116

[✉ Change Mailing Address](#)

**SITUS:**

2465 SCENIC HWY

**Tax District:**

SNELLVILLE

**Parcel ID**

R5006 002

**Property Type**

Real Property

**Last Update**

9/28/2020 8:06:16 PM

**Legal Description**

CENTERVILLE HWY

### Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
<input type="text" value="2020"/>	\$853.94	\$0.00	\$0.00	\$0.00	12/1/2020	\$853.94
<input type="text" value="2019"/>	\$773.43	\$773.43	\$0.00	\$0.00	10/15/2019	\$0.00
<input type="text" value="2018"/>	\$822.29	\$822.29	\$0.00	\$0.00	10/15/2018	\$0.00
<input type="text" value="2017"/>	\$821.73	\$821.73	\$0.00	\$0.00	10/15/2017	\$0.00
<input type="text" value="2016"/>	\$810.18	\$810.18	\$0.00	\$0.00	11/1/2016	\$0.00
Total						\$853.94

Chat

### Print Tax Bill

**Click to view and print your Oct 2020 tax bill.**

\* This bill is good through Dec 1, 2020 only.

### Pay Now

Select a payment option:

Total Due

Partial

\$853.94

ADD TO CART

### Schedule Payments

**Know before you go: Check tag office wait times [here](#) and a checklist of required paperwork [here](#).**

**Property Tax bills will be available Oct. 1 and due Dec. 1. Payments accepted starting Oct. 1, not prior.**

Chat



## ACCOUNT DETAIL

[View/Pay Your Taxes / Account Detail](#)

### Tax Account

**Mailing Address:**

EDJEN ENTERPRISES LLC  
537 CUTTER LN  
LONGBOAT KEY, FL 34228-3705

[✉ Change Mailing Address](#)

**SITUS:**

2449 SCENIC HWY

**Tax District:**

SNELLVILLE

**Parcel ID**

R5006 003

**Property Type**

Real Property

**Last Update**

9/28/2020 8:06:16 PM

**Legal Description**

HWY 124



### Tax Bills

Note: Four years of tax information is available online. Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
<input type="text" value="2020"/>	\$1,129.14	\$0.00	\$0.00	\$0.00	12/1/2020	\$1,129.14
<input type="text" value="2019"/>	\$1,182.21	\$1,446.68	\$2.04	\$0.99	10/15/2019	\$15.49
<input type="text" value="2018"/>	\$1,186.71	\$1,684.32	\$0.00	\$0.00	10/15/2018	\$0.00
<input type="text" value="2017"/>	\$1,195.44	\$1,322.89	\$0.00	\$0.00	10/15/2017	\$0.00
<input type="text" value="2016"/>	\$1,185.42	\$1,938.59	\$0.00	\$0.00	10/15/2016	\$0.00
Total						\$1,144.63

Chat

### Print Tax Bill

**Click to view and print your Oct 2020 tax bill.**

\* This bill is good through Dec 1, 2020 only.

### Pay Now

Select a payment option:

- Total Due
- Oldest Due
- Partial

\$1,144.63

\$15.49

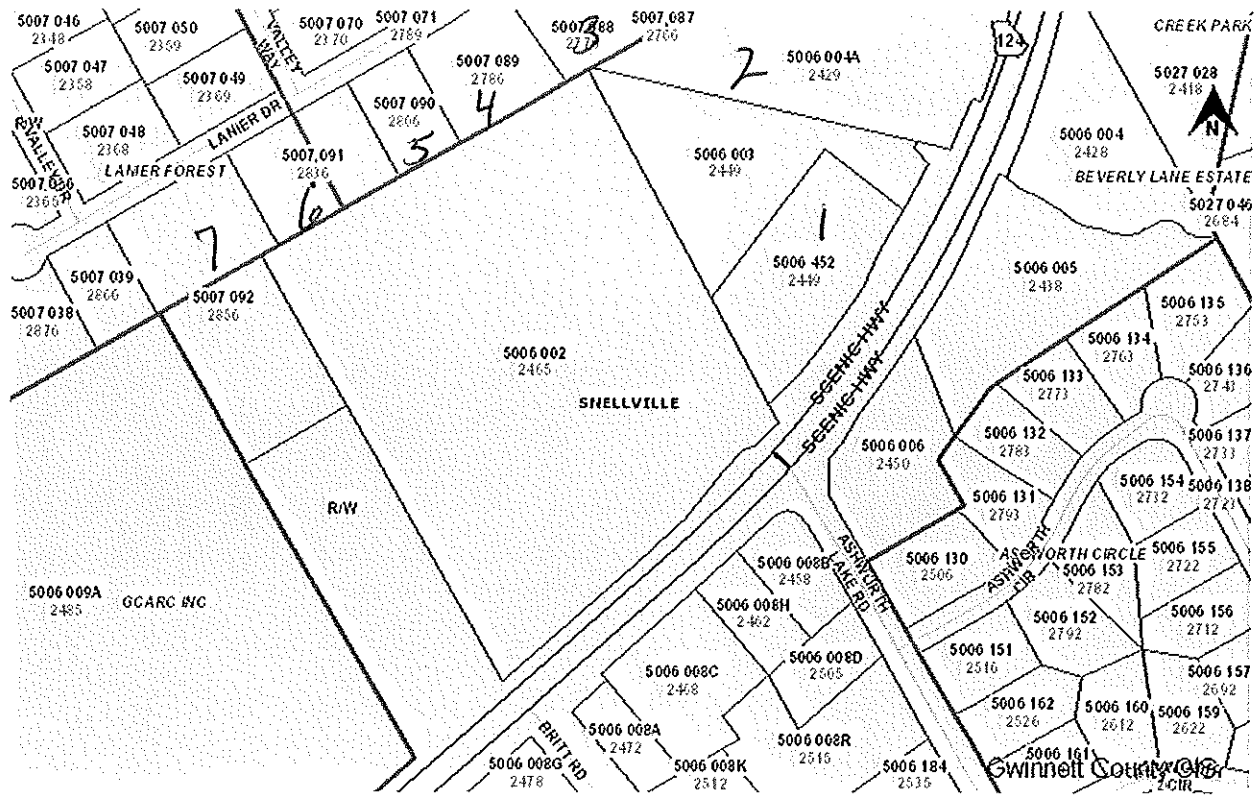
ADD TO CART

### Schedule Payments

Thank you for using the Gwinnett County Tax Commissioner Property Taxes online payment service powered by Value Payment Systems, LLC to complete your online payment. This email confirms that your payment of \$15.49 plus a \$0.35 convenience fee has been received.

Your confirmation number is 5573443815.

Sincerely,



Meritage Assuwing Property Owners

Meritage Scenic Highway

Adjoining Property Owners

1. AOK Properties LLC 6685 Peachtree Industrial Blvd. Doraville Ga. 30360 Parcel R5006 452
2. Lillie Belle Brodnax 1401 Pine Circle Stone Mtn. Ga. 30087 Parcel R5006 004A
3. Daniel E. Murphy 2776 Lanier Dr. Snellville Ga. 30078 Parcel R5007 088
4. Richard L. Adcox 2786 Lanier Dr. Snellville Ga. 30078 Parcel R5007 089
5. Patricia Harris 2806 Lanier Dr. Snellville Ga. 30078 Parcel R5007 090
6. Elia Santiago 2836 Lanier Dr. Snellville Ga. 30078 Parcel R5007 091
7. Stephen V. Moonen 2856 Lanier Dr. 30078 Parcel R5007 092