

File & Return To:
CLAVEL JABRIEH
2926 SPOTTED PONY CT
ACWORTH GA 30101

DOCH 008683
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CLERK OF SUPERIOR COURT
BARTOW COUNTY

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07/24/2023 04:15 PM

REAL ESTATE TRANSFER
TAX PAID: \$0.00

STATE OF GEORGIA
BARTOW COUNTY

TAX PARCEL ID: 0095C 0001 004
Tuesday, June 6, 2023 FILE#: 198

BARTOW COUNTY TAX DEED

PT-61 008-2023-002879

THIS INDENTURE, made this **Tuesday, June 6, 2023**, between the **TAX COMMISSIONER AND EX OFFICIO SHERIFF OF BARTOW COUNTY**, as GRANTOR, and **CLAVEL JABRIEH** as GRANTEE.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **Alfaro, Carlos Alberto Villafuerte; 0095C 0001 004, Lt 73 Hidden LL 1257-1264**, the Taxpayer and Defendant in Fieri Facias, for unpaid State, County and School taxes for the year(s) **2021-2022**, said Tax Commissioner and Ex Officio Sheriff did levy the within property as property of Same as defendant(s) in Fieri Facias, serve notice, and, after the same being duly advertised agreeable to law, expose the said property within the legal hours of sale, at public outcry before the Courthouse door in **BARTOW COUNTY** on **Tuesday, June 6, 2023**, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of **\$19,100.00**, receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell and convey, so far as the Office of Ex Officio Sheriff authorizes him, unto the said GRANTEE, heirs and assigns, said property to wit:

All and only that parcel of land designated as Tax Parcel 0095C 0001 004, lying and being in Land Lots 1257 & 1264 of the 4th Land District, 3rd Section, Bartow County, Georgia, being Lot 73, Hidden Valley Estates Subdivision, shown in Plat Book 35, Page 464, described in Deed Book 3161, Page 205, the description contained therein being incorporated herein by this reference, known as 73 Valley Trail.

TO HAVE AND TO HOLD the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and Delivered
in the presence of:

Unofficial Witness

(Seal)

(Seal)

Steve Stewart, as Tax Commissioner and
Ex Officio Sheriff of BARTOW County Georgia

(Seal)

My commission expires
January 30, 2026

