

LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND BEING IN DEKALB COUNTY DESCRIBED AS FOLLOWS:

DIST./LAND LOT: 15 116

DEED BOOK/PAGE: 11454-00193

PLAT AND DEED ARE A PART HEREOF, EXCLUDING RIGHT-OF-WAY AND EASEMENTS.

IMPROVED PROPERTY KNOWN AS 2697 FLAGSTONE DRIVE SE

AND PARCEL 15 116 09 082 PER RECORD OF THE TAX COMMISSIONER AND TAX ASSESSORS.

LESS AND EXCEPT: ALL PARCELS OTHER THAN 15 116 09 082

Stix and Stones Homes, LLC
10 Moreland Avenue SE
Atlanta, Georgia 30316
(404) 939-4057 phone (678) 922-7333 fax
stixandstoneshomes@gmail.com
Acquisition of 2697 Flagstone Drive SE Atlanta GA 30316
Parcel# 15 116 09 082

Stix and Stones Homes and its affiliate Stix and Stones Property Solutions have been making an impact on the Atlanta real estate community since the early 1980's and have assisted hundreds of clients on various construction, land development and asset preservation initiatives. Stix and Stones mission is to build relationships with our clients that last for generations to come.

Our Experience:

Residential Developments:

Stix and Stones Homes delivers an exceptional home in a variety of price ranges. From the \$180's to the \$400's to over \$1 million, homeowners can find a unique and spectacular residence that meets all their needs. The quality of material and craftsmanship are nothing but the best. Each Stix and Stones Home is **TIMELESS**. The homes are built in popular intown neighborhoods that are rapidly increasing in value. Years, even decades from now, your home investment grows. You will appreciate the careful craftsmanship that ensured your home was constructed. A detailed list of our prior projects throughout metro Atlanta is attached.

Our Intentions for 22697 Flagstone Drive SE Atlanta GA 30316

Our intent is to construct a new, craftsmen style, single family residence in the range of 1,200-1500 square feet, three bedroom two baths with a two car garage . A three bedroom two bath home in this location will appeal to the influx of first time homebuyers choosing to make East Atlanta their home. Currently the vacant lot is an eyesore that is being used as a dumping location for tires and yard debris.

Stix and Stones Homes, LLC will pay cash for the tax deed, currently held by Dekalb County , pay all fees and cost of a barring the previous owner from the Right of Redemption and quiet title process to obtain clear and marketable title. We estimate the quiet title process to take from 4-6 months. After completion of the quiet title process, Stix and Stones will begin the permitting process and initiate construction of the new single-family residence. We estimate the permitting and vertical construction process to take an additional 4-6 months; therefore we estimate the total project schedule to be 12 months from acquisition of the tax deed from Dekalb County.

Purchase History:

Stix & Stones Homes, LLC has purchased several tax deeds from the County in the last twelve months and ALL of the properties are being maintained. We are currently completing the quiet title process on 1881 Flat Shoals Avenue and 1667 Cecilia Drive. Stix & Stones has never been issued any code violations for poorly maintaining parcels purchased from Dekalb County.

Thank you for your consideration



Cecil Francis, Jr., President

From: Harkness, Rae Ann
Sent: Wednesday, September 18, 2019 11:01 AM
To: Lewis, Shilliegh
Cc: Harkness, Rae Ann
Subject: Quotes

PID	ADDRESS	SEP BALANCE	OCT BALANCE
18 225 08 003	4467 LAWRENCEVILLE HWY	\$28,274.31	\$28,482.03
18 294 08 002	4001 PRESIDENTIAL PKWY #102	\$25,637.73	\$25,737.77
18 089 25 006	1057 4 TH STREET	\$6,161.87	\$6,206.38
18 089 25 007	1054 EVANS LANE	\$13,757.28	\$13,850.26
15 152 13 018	2126 SEAVEY DR	\$26,648.78	\$26,755.89
15 183 17 033	2598 AMELIA AVENUE	\$11,166.01	\$11,230.83
15 199 14 017	1381 ALVERADO WAY	\$17,122.4	\$17,249.50
15 108 10 048	2917 MEADOWVIEW DRIVE	\$29,076.65	\$29,227.07
15 116 09 082	2697 FLAGSTONE DRIVE	\$19,827.74	\$19,951.66
15 220 09 015	1162 PORTER ROAD	\$23,462.01	\$23,585.93

RAE ANNE HARKNESS
Delinquent Tax Administrator
Deputy Ex-Officio Sheriff

DeKalb County
Tax Commissioner's Office
4380 Memorial Drive Suite 100
Decatur, Georgia 30032
RHARKNESS@dekalbcountyga.gov

404-298-3053



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www.DeKalbTax.org

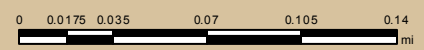
  @DeKalbTaxGa

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[Excess Funds List](#)

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2697 FLAGSTONE DRIVE

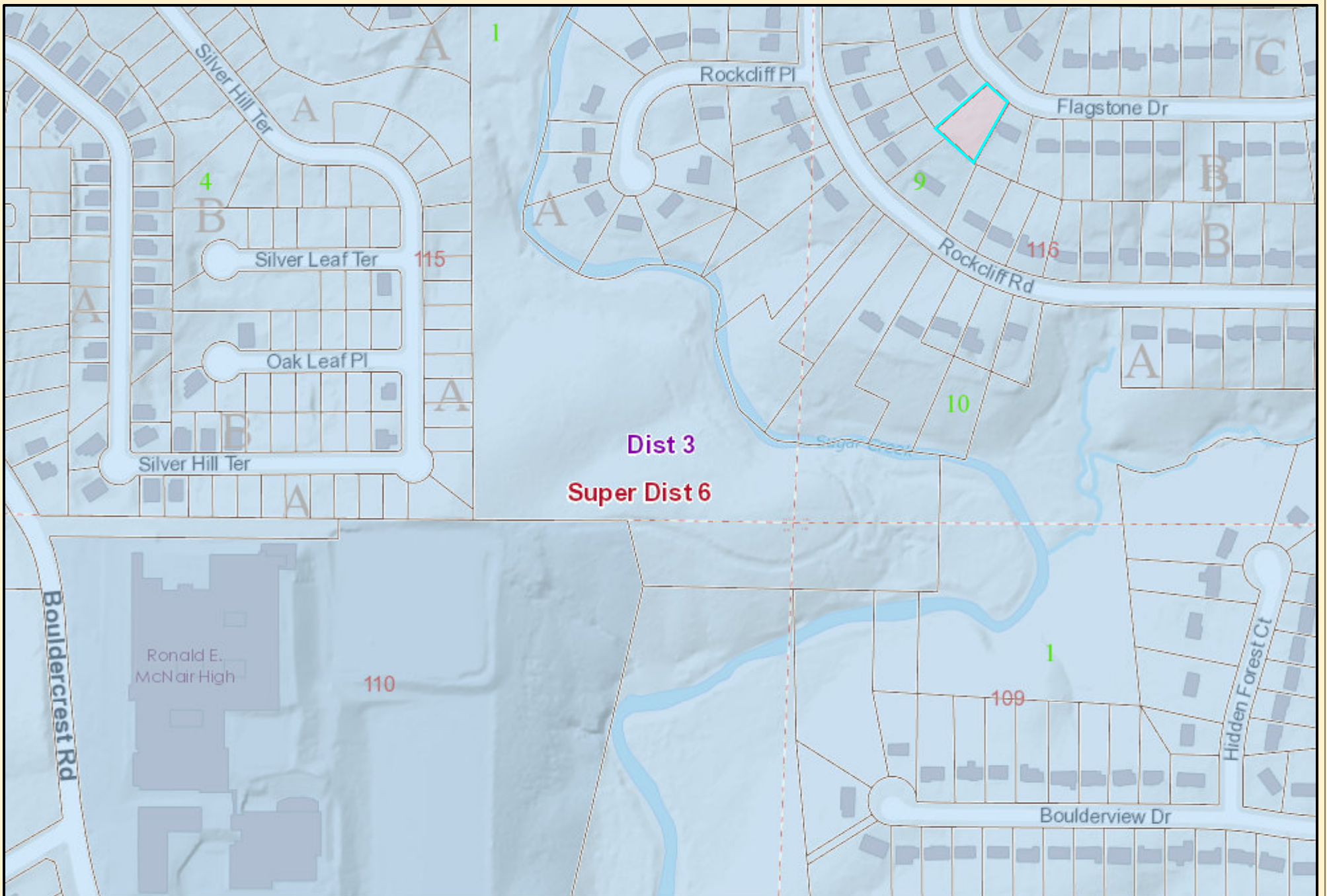


Date Printed: 11/20/2019

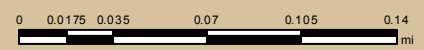


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