

1381 ALVERADO WAY

LEGAL DESCRIPTION

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

DISTRICT 15 LANDLOT 199

DEED BOOK 18607 PAGE 378

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

IMPROVED PROPERTY KNOWN AS 1381 ALVERADO WAY

AND PARCEL 15 199 14 017 PER RECORDS OF THE TAX COMMISSIONER AND TAX ASSESSORS.

LESS AND EXCEPT: ALL PARCELS OTHER THAN 15 199 14 017

Stix and Stones Homes, LLC
10 Moreland Avenue SE
Atlanta, Georgia 30316
(404) 939-4057 phone (678) 922-7333 fax
stixandstonesgeorgia@gmail.com
Acquisition of 1381 Alverado Way Decatur GA 30032
Parcel# 15 199 14 017

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 Remodeling Projects. Stix and Stones mission is to build relationships with our clients that last for generations to come.

Our Experience:

Residential Projects:

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 1381 Alverado Way Decatur GA 30032

Our intent is to remodel the existing residence and restore its original bungalow charm. The home will be offered for sale to a first time home buyer in the range of 150-175k. We believe the homes close to proximity to I-20, and the revitalized East Atlanta neighborhoods will offer a first time homebuyer an attractive alternative to higher priced in town locations.

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 the remodeling process. We estimate the permitting and remodeling process to take an additional 2-3 months; therefore we estimate the total project schedule to be 6 months from acquisition of the tax deed from Dekalb County to final sale to a homeowner.

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, 403 Clifton Street and 1696 Valenica Road. 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	\$17,122.41	\$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



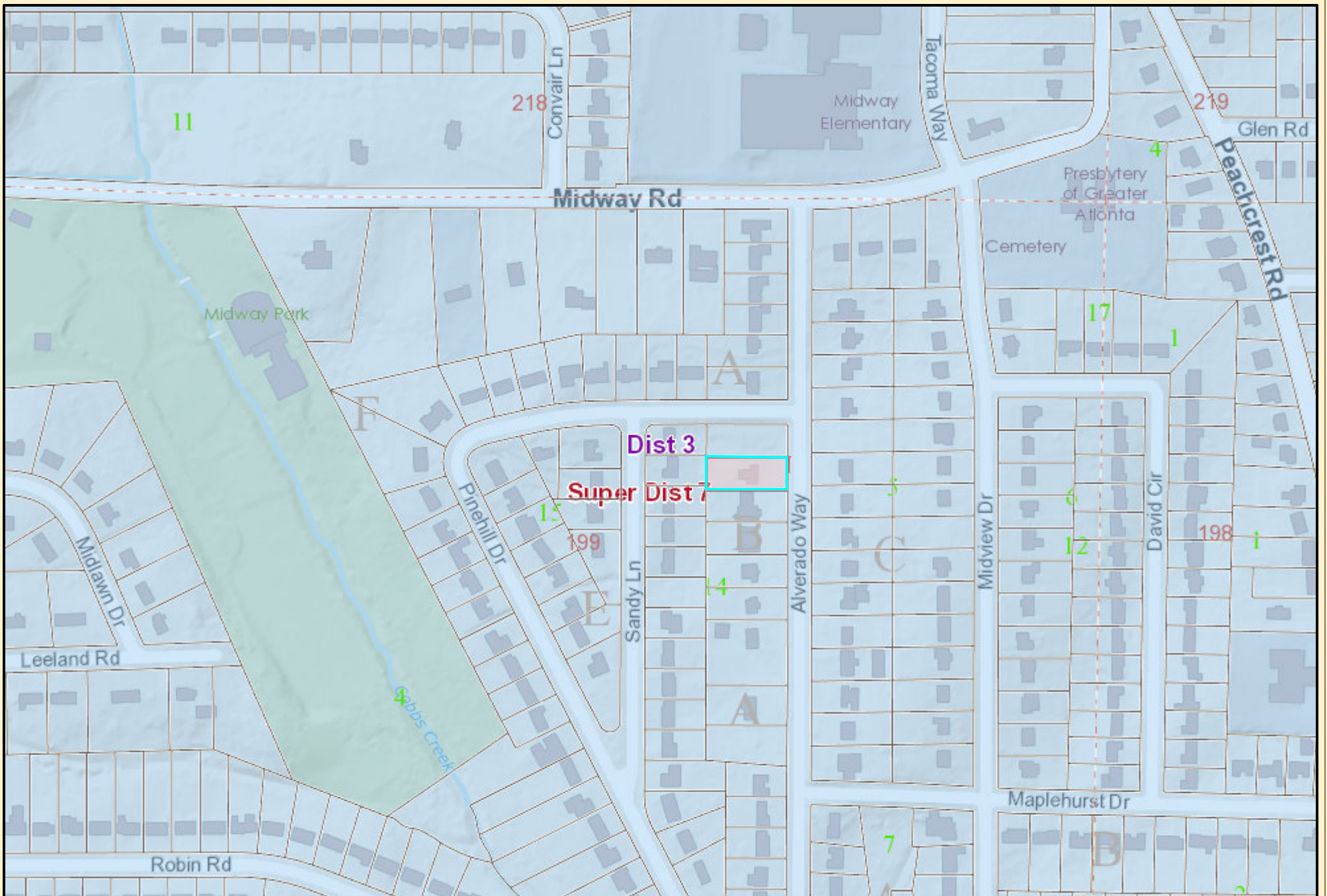
Rate our performance!
Visit our website and click on the "Survey" link!

www.DeKalbTax.org

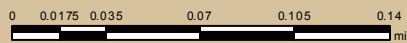
  @DeKalbTaxGa

[Property Tax Search](#) | [Upcoming Tax Sale](#) | [Georgia Superior Court Clerks' Cooperative Authority](#) | [NEW: Excess Funds Claim Form](#)
[Excess Funds List](#)

This e-mail message may contain privileged and confidential information intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that the dissemination, distribution, or copying of this communication is prohibited by law. If you have received this communication in error, please notify us by e-mail immediately and delete the related message. Thank you.



1381 ALVERADO WAY

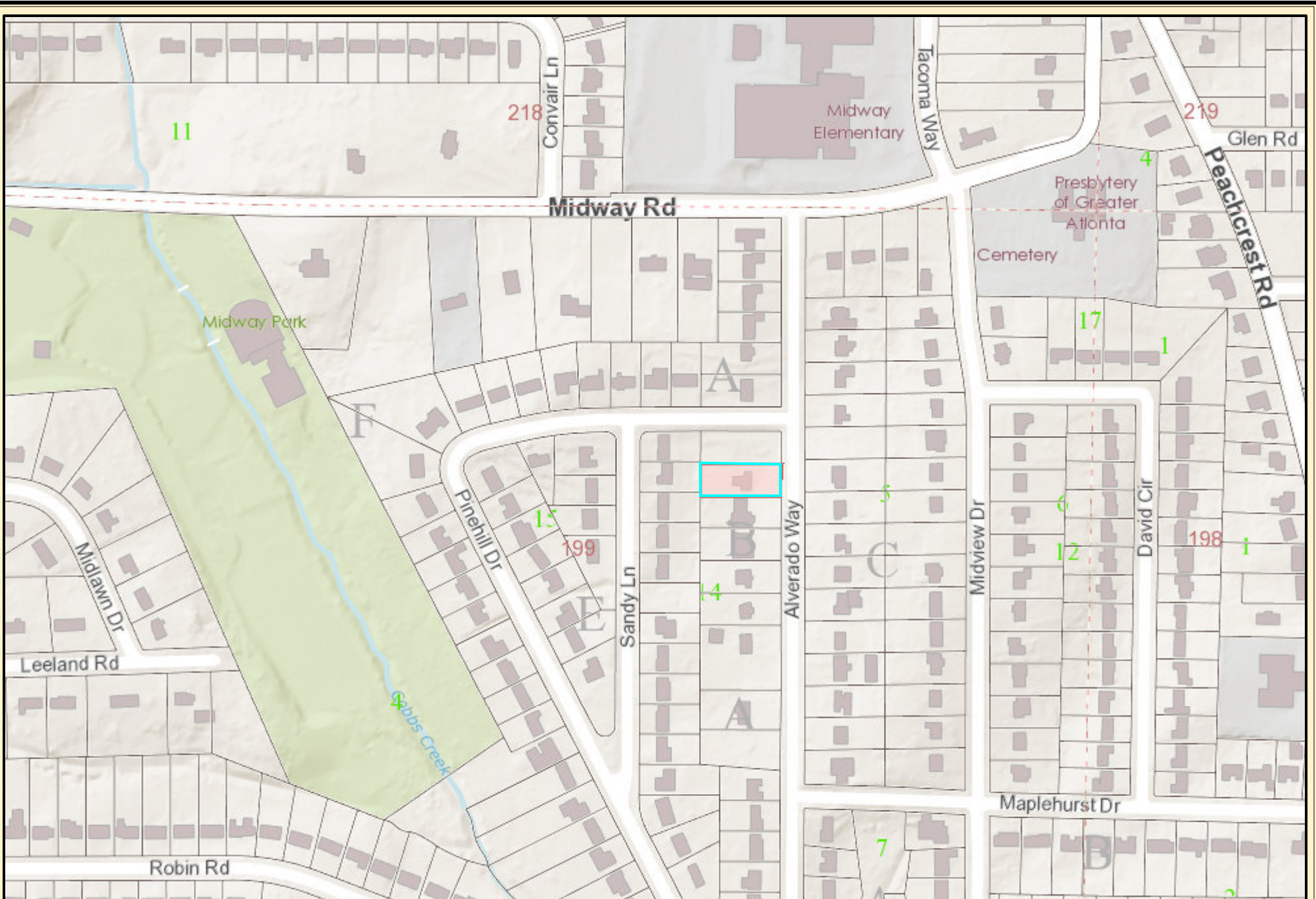


Date Printed: 11/20/2019

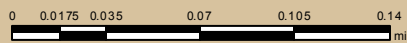


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



1381 ALVERADO WAY



Date Printed: 11/20/2019



DeKalb County GIS Disclaimer

The maps and data, combined on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.