

After recording Return to:  
Thomas & Brown, LLC  
241 Heritage Walk  
Woodstock, GA 30188  
File No. 16-3482W

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GLENDA SUE JOHNSON  
CLERK OF SUPERIOR  
COURT  
GILMER COUNTY

LIMITED WARRANTY DEED

REAL ESTATE TRANSFER TAX  
PAID: \$333.00

STATE OF GEORGIA  
COUNTY OF CHEROKEE

2016-2810

THIS INDENTURE, Made this 10<sup>th</sup> day of November 2016 between

Allan R. Rutberg and Ingrid B. Rutberg

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Lindsey Lamar Mouchet

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 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 138, 139 and 150 of the 11th District, 2nd Section, Gilmer County, Georgia, being Lot 2400, Eagle's Mountain Resort, Unit 77, per plat of survey prepared by Burns L. Jeffries, GRLS #2036 and recorded in Plat Book 14, page 281, Gilmer County, Georgia records. Said plat is incorporated herein by reference for a more complete and accurate metes and bounds description.

AND

All that tract or parcel of land lying and being in Land Lot 139 of the 11th District, 2nd Section, Gilmer County, Georgia, being Lot 2286, Eagle's Mountain Resort, Unit 65, as per plat recorded in Plat Book 14, Page 183, Gilmer County, Georgia Records.

Subject to all covenants, conditions, zoning ordinance, restrictions and easements of record.

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.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public



*[Signature]*  
Allan R. Rutberg (SEAL)  
*[Signature]*  
Ingrid B. Rutberg (SEAL)