

Union County, Georgia
Real Estate Transfer Tax
Paid \$ 240.00
Date November 20, 2012
Cindy A. Adams
Clerk of Superior Court

Return recorded document to:
Terry Lee Wilson, LLC
2403 East First Street
Blue Ridge, GA 30513
File No. 12-404

Warranty Deed

STATE OF GEORGIA
COUNTY OF UNION

THIS INDENTURE is made the 8th day of November, 2012, between Marsha S. Mellendorf ("Grantor"), and Linda Timmons ("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 Dollars (\$10.00) and other good and valuable 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 and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 258, Union County, Georgia, being a part of Lot 9F of Deer Creek Estates Subdivision, Phase I, containing 1.620 acres as set forth on Plat of Survey by Rochester & Associates, Inc. dated May 30, 1996 and recorded in Plat Book 36, Page 92, Union County, Georgia Records, to which reference is hereby made for a more complete and accurate legal description.

Map Parcel No. 038 082 O

AND

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 258, Union County, Georgia, being a part of Lot 9G of Deer Creek Estates Subdivision, Phase I, described as Tract B, containing 0.225 acres as set forth on Plat of Survey by Mark E. Chastain, GRLS No. 2718, dated November 6, 2012 and recorded in Plat Book 104, Page 293, Union County, Georgia Records, to which reference is hereby made for a more complete and accurate legal description.

Map Parcel No. 038 082 P (Parent)

NOW DESCRIBED AS:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 258, Union County, Georgia, being Lot 9F and a part of Lot 9G of Deer Creek Estates Subdivision, Phase I, described as Tract A, containing 1.620 acres, and Tract B,

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UNION COUNTY, GEORGIA
FILED & RECORDED November 20
2012 AT 1:30 P.M.
RECORDED IN BOOK 921 PAGE 480-481

Judy L. Polk
SUPERIOR COURT CLERK

containing 0.225 acres, all as set forth on Plat of Survey by Mark E. Chastain, GRLS No. 2718, dated November 6, 2012 and recorded in Plat Book 64, Page 293, Union County, Georgia Records, to which reference is hereby made for a more complete and accurate legal description.

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

Chain of Title: This being the same property as was conveyed to Grantor herein by Warranty Deed from David Mellendorf, Daniel Mellendorf and Janice L. Colden dated September 16, 2010 and recorded in Deed Book 844, Page 223, aforesaid records; and a part of the same property as was conveyed to Markovich Investment Company by Warranty Deed from Dancing Bear Properties dated August 8, 2002 and recorded in Deed Book 427, Page 484, aforesaid records.

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 Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Marsha S. Mellendorf (seal)
Marsha S. Mellendorf

Witness *Janet B. Simmons*
Janet Vaughan
Notary Public

