

Union County, Georgia  
Real Estate Transfer Tax

Paid \$ 255.00

Date May 2, 2013

Cindy L. O'Neal  
J. Superior Court Clerk

Return Recorded Document to: Smith & Boemans Law Office, P.C., P. O. Box 2659, Blairsville, GA 30514

## WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF UNION

This Indenture made this 1st day of May, in the Year of Our Lord Two Thousand Thirteen, between David W. Driscoll and Barbara M. Driscoll, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Cecelia Magro-Ward, 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 67 OF UNION COUNTY, GEORGIA, CONTAINING 6.424 ACRES, MORE OR LESS, AND BEING LOTS B-2 & B-3 OF CINDY COVE SUBDIVISION AS SHOWN ON A PLAT OD SURVEY BY ROCHESTER & ASSOCIATES, INC DATED JUNE 16, 1997 AND RECORDED IN UNION COUNTY, GEORGIA RECORDS IN PLAT BOOK 38, PAGE 180. SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO FOR A FULL AND COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY;  
(Note: Lot B-2 and Lot B-3)

AND

ALL THAT OR PARCEL OF LAND LYING AND BEING IN THE 16TH DISTRICT, 1ST SECTION, LAND LOT 67 OF UNION COUNTY, GEORGIA AND BEING LOT B-1 OF CINDY COVE SUBDIVISION CONTAINING 5.037 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNION COUNTY, GEORGIA  
FILED & RECORDED May 2  
2013 AT 11:20 A.M.  
RECORDED IN BOOK 939 PAGE 775-776

*Judy L. Deane*  
SUPERIOR COURT CLERK

BEGINNING AT LAND LOT CORNERS COMMON TO LAND LOTS 66, 67, 76, & 77; THENCE SOUTH 00 DEGREES 59 49 WEST 779 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 57 49 WEST 487.91 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 02 11 WEST 489.42 FEET TO AN IRON PIN; THENCE NORTH 02 DEGREES 50 23 WEST 100.81 FEET; THENCE NORTH 37 DEGREES 25 50 EAST 91.21 FEET; THENCE NORTH 16 DEGREES 12 03 EAST 75.83 FEET; THENCE NORTH 01 DEGREES 21 45 EAST 97.90 FEET THENCE NORTH 02 DEGREES 09 28 EAST 145.54 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 40 41 EAST 407.93 FEET TO THE TRUE POINT OF BEGINNING. (Note: Lot B-1)

Subject to all easements and restrictions of record; if any, as recorded in Union County, Georgia records.

Subject to matters appearing on Plat as recorded in Union County, Georgia records in Plat Book 38, Page 180; and Plat Book K, Page 74.

Subject to Road Maintenance Agreement as recorded in Union County records in Deed Book 176, Page 158.

Grantors also grant to Grantee a non-exclusive perpetual easement for the use of the Serenity Lane for ingress and egress to the above described property.

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 claims of all persons whomsoever.

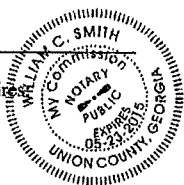
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness

*[Signature]*  
David W. Driscoll

*[Signature]*  
Notary Public  
My Commission Expires  
5-23-2015



*[Signature]*  
Barbara M. Driscoll