

Union County, Georgia
 Real Estate Transfer Tax
 Paid \$135.00
 Date June 7, 2016
 Cheryl A. Deane
 Superior Court Clerk

UNION COUNTY, GEORGIA
 RECORDED June 7
 2016 AT 4:00 P.M.
 PLAT BOOK 1040 PAGE 83
 Superior Court

Return Recorded Document to: Woodside & Boemans, P.C., P.O. Box 39, Blairsville, GA 30514

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF UNION

THIS INDENTURE, made this 7th day of June in the year of our Lord Two Thousand and Sixteen between Barbara Mulchney, of the County of Union and the State of Georgia of the first part, and Richard A. Studley and Eric Y. Reynolds as Co-Trustees of the Richard A. Studley and Eric Y. Reynolds Revocable Living Trust Agreement dated August 13, 2003, of the County of Union and State of Georgia of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all the following described property, to wit:

All that tract or parcel of land lying and being in the 9th District, 1st Section, Land Lot 65 of Union County, Georgia, containing 1.07 acres, more or less and being Lot 34 of Rocky Top Heights Subdivision, as shown on a plat of survey by North Georgia Land Surveyors, dated August 20, 1984, and recorded in Union County, Georgia records in Plat Book P, Page 20. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Subject to roadway easement located on the Western boundary.

Subject to restrictions record in Union County, Georgia records in Deed Book 131, Pages 329-330.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County, Georgia records in Deed Book 130, Pages 614-616.

Also conveyed is a 1/7th undivided interest in well and Grantees shall be responsible for the upkeep and maintenance of the pump, well and water lines, as recorded in Union County, Georgia records in Deed Book 172, Page 125.

Grantor also grants to Grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.

TO HAVE AND TO HOLD, The said bargained premises, together 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, the said party of the first part has herunto set their hand and affixed their seal and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
 Witness

[Signature]
 Barbara Mulchney

[Signature]
 Notary Public
 VIRGINIA A. BOEMANS
 MY COMMISSION
 NOTARY PUBLIC
 EXPIRES 09-2018
 COUNTY, GEORGIA