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Fee Amt: \$350.00 Page 1 of 1  
Transfer Tax: \$340.00  
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**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF UNION

FILE #: 1701-S06

**THIS INDENTURE** made this 12th day of January, 2017, between **KH Construction, LLC** of the County of Fannin and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Kevin Peaster** 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 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 8th District, 1st Section, Land Lots 140, 141, 148, and 149 of Fannin County, Georgia, being shown as Lot 26 of Bootleg Mountain, containing 1.98 acres, more or less, on a plat of survey by Robert J. Breedlove, G. R. L. S. No. 2228, dated November 9, 2006, and recorded in Fannin County Records in Plat Hanger D-380, Page 6. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

The property is conveyed with and subject to the road right of way easement as shown on aforesaid Plat.

The property is conveyed subject to the water use and maintenance recorded in Fannin County, Georgia records.

The property is conveyed subject to the 50' stream buffer as shown on aforesaid plat.

The property is subject to the agreement and restrictive covenants for Bootleg Mountain, and recorded in Fannin County, Georgia Records in Deed Book 574, Page 522.

The property is conveyed subject to the setbacks and all matters shown on aforesaid Plat.

The property is being conveyed subject to all easements, covenants, restrictions, agreements, permits, rights of ways, government regulations, zoning ordinances and all matters of record affecting subject property.

Grantor grants to grantee access for ingress and egress along subdivision roads as shown on aforesaid Plat.

This Deed is given subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, 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 by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of: