

Towns County, Georgia
Real Estate Transfer Tax
Paid 55.00
Date 8-23-10

Towns County, Georgia
Clerk's Office Superior Court
File for Record 8-23-
20 10, at 3:23 P M
Recorded 8-23-2010
In Book No 479 Page 545
Cecil Dye, Clerk

Return Recorded Document to:
Kenya L. Patton, P.C.
57 Sears Way
Blairsville, GA 30512

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF TOWNS

File #: 1008-L10

This Indenture made this 17th day of August, 2010 between R & S Rivendell, LLC, of the County of Dekalb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Ronald A. Kern and Dorottya S. Kern, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lots 166, 176 and 177, 18th District, 1st Section, Towns County, Georgia, being shown as Lot Twenty (20) of Rivendell Subdivision, Phase I, containing 0.762 acres respectively, as shown on a plat of survey by Landtech Services, Inc. dated 05/25/06, last revised 06/18/06, as recorded in Plat Book 36, Pages 48-52, Towns County records, which description is incorporated herein by reference and made a part hereof.

The property is subject to the roads as shown on said plat.

The property is subject to the restrictions as recorded in Deed Book 375, pages 752-769, as amended in Deed Book 405, pages 550-552, Deed Book 412, pages 328-329, Deed Book 457, pages 185-187, Towns County records.

The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 373, page 655, Towns County records.

This property is subject to the assignment of declarant's rights as recorded in Deed Book 478 Page 244-247 Towns County records.

The property is subject to and conveyed herewith an access, ingress and egress easement along and thru the subdivision roads as shown on the aforesaid plat.

Property is subject to a 50 foot state water buffer as shown on the aforesaid plat.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

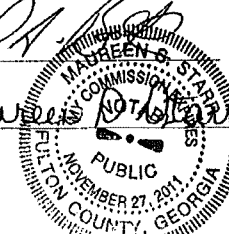
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Notary Public


R & S RIVENDELL, LLC
By: Andrew Seng, Managing Member (Seal)