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 Fee Amt: \$151.00 Page 1 of 2
 Transfer Tax: \$149.00
 Fannin Co. Clerk of Superior Court
 DANA CHASTAIN Clerk of Courts
 BK **833** PG **696-697**

SPACE ABOVE THIS LINE FOR RECORDING USE ONLY

Angela Stewart Panter, P.C.
 Attorneys at Law
 P.O. Box 1549
 Blue Ridge, GA 30513

21,669
 STATE OF GEORGIA
 COUNTY OF FANNIN

WARRANTY DEED

THIS INDENTURE, made this 29th day of February, in the year of our Lord Two Thousand Eight, between **RAQUEL DALILA LEVY**, hereinafter referred to as party of the first part, and **DANNY L. FUSSELL**, hereinafter referred to as party of the second part;

WITNESSETH: That the said party of the first part, 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 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, the following described property:

All that tract or parcel of land lying and being in Land Lot No. 227, of the 9th District and 2nd Section of Fannin County, Georgia, and being 1.38 acres, more or less of land, being more particularly described as follows: From a concrete monument at the common corner of Land Lots 206, 207, 226 and 227 go South 13 deg. 28' East 86.94 feet along the centerline of a road; thence South 28 deg. 20' East 111.44 feet along the centerline of a road; thence South 23 deg. 54' East 100.00 feet along the centerline of a road; thence North 74 deg. 51' East 50.0 feet to an iron pin and the point of beginning; thence continuing North 74 deg. 51' East another 432.71 feet to the centerline of branch; thence South 42 deg. 32' East 70.65 feet along the centerline of branch; thence South 61 deg. 06' West 28.60 feet along the centerline of branch; thence South 08 deg. 54' East 42.00 feet along the centerline of branch; thence South 67 deg. 03' West 410.36 feet to an iron pin; thence North 24 deg. 06' West 169.08 feet to the point of beginning.

Also conveyed is a 20 ft. wide perpetual easement from the road to the above described property for purposes of ingress and egress and underground utilities.

The above described property is conveyed subject to mineral rights recorded in Deed Book 13, page 185, Fannin County Deed Records.

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The above described property is conveyed subject to electric line right-of-way easement to Tri-State EMC recorded in Deed Book 193, page 214, and Deed Book 201, page 116, Fannin County Deed Records.

The above described property is conveyed subject to any and all easements and rights-of-way as shown on the aforementioned plat of survey and as appearing of record.

The above described property is the same as that conveyed by Quitclaim Deed dated April 26, 2002, from Edward Schwartz to Raquel Dalila Levy, recorded April 29, 2002, in Deed Book 445, pages 210-211, Fannin County Deed Records.

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 party of the second part, his heirs and assigns forever in fee simple.

And the said party of the first part, for herself, her successors and or assigns, and administrators, will warrant and forever defend the right and title to the above-described property unto the said party of the second part, his heirs, successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hercunto set her hand and affixed her seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Debbie Paulkweit Raquel Dalila Levy (Seal)
Witness Raquel Dalila Levy

Patricia A. Payne
Notary Public
My Commission Expires: May 20, 2009

