

Union County, Georgia
Real Estate Transfer Tax

Paid \$125.00
Date JUNE 28, 2005
Debra Corley
Clerk of Superior Court

UNION COUNTY, GEORGIA
FILED & RECORDED JUNE 28
05 AT 11:30 A.M.
REC'D IN BOOK 588 PAGE 180
Debra Corley S.C.C.

Return Recorded Document to:
Cary D. Cox, P.C.
P.O. Box 748
Blairsville, GA 30514

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF UNION

File #: 0506-M11

This Indenture made this 23rd day of June, 2005 between Jeffrey P. Stevenson, of the County of _____, State of GA, as party or parties of the first part, hereinafter called Grantor, and David Teasley, 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 Land Lot 20, 10th District, 1st Section, Union County, Georgia, containing 1.414 acres and being Lot Nine-B (9-B) of Riverbend Subdivision, as shown on a plat of survey by Landtech Services, Inc., RS #2653, dated 4/20/05, revised 6/13/05 and recorded in Plat Book 56, Page 25, Union County records, which said description is incorporated herein by reference and made a part hereof.

Subject to the restrictions as recorded in Union County records in Deed Book 119, Pages 342-344.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 140, Pages 58-60, Union County records.

Subject to a right of way, Riverbend Road, Union County, Georgia, as recorded in Deed Book 215, Page 96, Union County records.

Subject to the 100 year Flood Plain as shown on said plat.

Subject to the 50 foot State Water Buffer as shown on said plat.

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

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

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:

Robert Vassalle
Witness

Jeffrey P. Stevenson (Seal)
Jeffrey P. Stevenson

Lynn K. Pattison
Notary Public Seal Affixed

LYNN K. PATTISON
Notary Public, Hall County, Georgia
My Commission Expires Jan. 13, 2008

180