

Union County, Georgia
Real Estate Records
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Date November 12, 2015
Superior Court Clerk

November 12
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The Lance Law Firm, PC
57 Sears Way
Blairsville, GA 30512

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF UNION

File #: 1511T229

This Indenture made this 3rd day of November, 2015 between GA HOMESTEAD, LLC of the County of Union, State of Georgia as party or parties of the first part, hereinafter called Grantor, and Emmeline Altrich-Lamothe, Trustee of the LAMOTHE DEVELOPMENT TRUST, dated May 28, 2008, 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 248, 249, 257 & 284, 9th District, 1st Section, Union County, Georgia, and being Lot Two Hundred Twenty-Nine (229) containing 3.67 acres, more or less, as shown on the Final Plat for The Cove at Thirteen Hundred (1300), by Blue Ridge Mountain Surveying, Inc., RS No. 3007, dated 06/01/15, and being recorded in Plat Book 68, Pages 60-67, Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.
The property is conveyed with and subject to the road easement as shown on aforesaid Plat.
The property is conveyed subject to the 50' Stream Buffer as shown on the aforesaid Plat.
The property is conveyed subject to the Fill Area as shown on the aforesaid Plat.
The property is conveyed subject to the Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 991, Pages 166-184, Union County, Georgia records, as amended in the Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1003, Pages 562-564, as amended in the Second Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1009, Pages 60-64, as amended in the Third Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1013, Pages 345-347, as amended in the Fourth Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1013, Pages 765-707, Union County, Georgia records, as amended in the Fifth Amended Declaration of Covenants, Restrictions, Property Owners Association and Limitations for Thirteen Hundred Subdivision as recorded in Deed Book 1022, Pages 502-505, Union County, Georgia records.
The property is conveyed subject to the transmission line easement as recorded in Deed Book 351, Page 44 and Deed Book 351, Page 49, Union County, Georgia records.
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 the subdivision roads from Deyton Dr. to the above referenced property as shown on aforesaid Plat.

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:

Lynn Stokeland
Witness

GA HOMESTEAD, LLC
S. Rye
By: Scott Rye, Manager

Shuana Belt
Notary Public

SHUANA BELT
NOTARY PUBLIC
Fannin County
State of Georgia
My Comm. Expires Oct. 3, 2019