


After Recording Return To:
Barbara A. Zappe
Coolidge Wall Co., L.P.A.
33 W. First Street, Suite 600
Dayton, Ohio 45402

4.



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Transfer Tax: \$0.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
BK 721 PG 90-93

WARRANTY DEED

STATE OF OHIO,

COUNTY OF MONTGOMERY

This Indenture made this 3RD day of MAY, 2006 between LAURIE A. POEPELMA, whose address is 1176 Quiet Brook Trail, Dayton, Ohio 45458, as party of the first part, hereinafter called Grantor, and LAURIE A. POEPELMA, TRUSTEE, whose address is 1176 Quiet Brook Trail, Dayton, Ohio 45458, as party of the second part, hereinafter called Grantee;

WITNESSETH that Grantor, for and in consideration of the sum of TEN AND 00/100 (\$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 Grantee, in fee simple, the following described property:

SEE EXHIBIT "A"

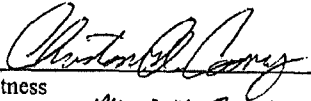
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 Grantee, 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, the Grantor has hereunto set her hand and seal this day and year first above written.


Signed, sealed and delivered in the presence of:



Witness

 (Seal)

LAURIE A. POEPPELMAN


MARVIN M. SMITH, Notary Public
In and for the State of Ohio
My Commission Expires April 2, 2011

Notary Public

My Commission Expires: APRIL 2, 2011

This Instrument Prepared By:
R. Scott Blackburn
Attorney at Law
33 W. First Street, Suite 600
Dayton, Ohio 45402
937-223-8177

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EXHIBIT A

HER UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 8TH DISTRICT AND 1ST SECTION OF FANNIN COUNTY GEORGIA AND BEING A PART OF LAND LOT NO. 148 & 149 AND BEING MORE PARTICULARLY DESCRIBED AS LOT NO. 1 OF BOOTLEG MOUNTAIN SUBDIVISION CONTAINING 1.54 ACRES OF LAND, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY DATED June 27, 2003 PREPARED BY ROBERT J. BREEDLOVE G.R.L.S. NO. 2228 OF BLAIRSVILLE SURVEYING CO. AND BEING RECORDED IN PLAT HANGER D-88, PAGE 1-2, FANNIN COUNTY RECORDS. SAID RECORDED PLAT IS HEREBY MADE A PART OF THIS DEED BY REFERENCE THERTO FOR A MORE COMPLETE DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THAT CERTAIN BLANKET EASEMENT DATED AUGUST 28, 2003 IN FAVOR OF BLUE RIDGE MOUNTAIN EMC RECORDED IN DEED BOOK 526, PAGE 358-59, FANNIN COUNTY RECORDS.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO DECLARATION OF RESTRICTIONS, LIMITATIONS AND COVENANTS RECORDED IN DEED BOOK 172, PAGE 246, AND DEED BOOK 175, PAGE 157, FANNIN COUNTY RECORDS.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO RESERVATION OF EASEMENT AND RIGHT TO GRANT POWER EASEMENT RECORDED IN DEED BOOK 326, PAGE 347, FANNIN COUNTY RECORDS.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO ELECTRIC LINE RIGHT OF WAY EASEMENT TO BLUE RIDGE MTN. EMC RECORDED IN DEED BOOK 171, PAGE 61, FANNIN COUNTY RECORDS.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THAT CERTAIN ROAD EASEMENT AND WATER USE, MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANTS FOR BOOTLEG MOUNTAIN S/D RECORDED June 15, 2004 IN DEED BOOK 574, PAGE 522-26, FANNIN COUNTY RECORDS.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THAT CERTAIN WATER SERVICE PROVISION AND SYSTEM MAINTENANCE AND REPAIR AGREEMENT AND EASEMENT FOR BOOTLEG MOUNTAIN S/D RECORDED June 15, 2004 RECORDED IN DEED BOOK 574, PAGE 527-30, FANNIN COUNTY RECORDS.

THE ABOVE DESCRIBED PROPERTY IS A PORTION OF THE SAME PROPERTY
CONVEYED BY WARRANTY DEED DATED 8/25/03 FROM GREEN ACRE PROPERTIES
IN FAVOR OF JAG MOUNTAIN PROPERTIES, LLC RECORDED IN DEED BOOK 526,
PAGE 357, FANNIN COUNTY RECORDS.