

AFTER RECORDING RETURN TO:  
ROACH & GEIGER  
1351 RIVERSTONE PARKWAY  
STE 120  
CANTON, GA 30114

PT-61 042-2006-002304

GEORGIA, DAWSON COUNTY  
CLERK'S OFFICE, SUPERIOR COURT  
FILED FOR RECORD  
AT 12:20P M. 12-4-06  
Recorded In Deed Book 779 Page 53  
This 5 day of Dec. 2006  
Suey McLeod, Clerk

FILE NO. 16653 (Nov. 2006)  
DAWSON COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 64.00  
DATE 12-5-06  
Becky McLeod  
BECKY McLEOD, CLERK  
SUPERIOR COURT

**WARRANTY DEED**

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 28th day of NOVEMBER in the year of our Lord Two Thousand and Six between

**STEPHEN L. GUTHRIE and JAMIE M. GUTHRIE**  
("Grantor") of the State of Georgia, and

**MARGARET S. LADNER**  
("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantees, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lots 82 & 89 of the 5th District, 2nd Section, Dawson County, Georgia, being Lot 30P, of Burnt Mountain Estates, a private community, as per plat recorded in Plat Book 22, Page 39, Dawson County, Georgia Records, to which plat reference is made for a more detailed description.

**TO HAVE AND TO HOLD** the above-described tract or parcel of land, 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 Grantees, forever, in **FEE SIMPLE**.

**AND, SUBJECT TO** the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all person whomsoever.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

Margaret S. Ladner  
Unofficial Witness

Stephen L. Guthrie (Seal)  
STEPHEN L. GUTHRIE

Christopher Geiger  
Notary Public  
My Commission Expires:

Jamie M. Guthrie (Seal)  
JAMIE M. GUTHRIE by Stephen Guthrie

