

Union County, Georgia
Real Estate Transfer Tax

Paid \$85.00
Date June 26th, 2006
James Conley
Clerk of Superior Court

Return Recorded Document for R. John Boemanns, P.C., Attorney at Law, P. O. Box 2639, Blairsville, GA 30514

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,
UNION COUNTY

THIS INDENTURE, made this 23rd day of June in the Year of Our Lord Two Thousand Six, between Keith D. Gold and Karen B. Gold, of the County of St. Johns, State of Florida, as party or parties of the first part, hereinafter called Grantor, and Eric Reynolds and Richard Studley, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter call Grantees (the words "Grantor" and "Grantees" 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 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 of which 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the said survivor, the following described property:

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 195 of Union County, Georgia, and being Lot 33 of Laurel Brooke, Phase One, containing 0.789 acres, more or less, as shown on a plat of survey by Land Tech Services, Inc., dated November 14, 2002, and recorded in Union County Records in Plat Book 51, Page 132-136. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Subject to an easement to Blue Ridge Mountain EMC as recorded in Union County Records in Deed Book 446, Pages 222-223.

Subject to utility easements as shown on plat.

Subject to restrictions as recorded in Union County records in Deed Book 442, Pages 312-316.

Grantors 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.

UNION COUNTY, GEORGIA

FILED & RECORDED June 26
20 06 AT 9:45 A, M.
RECORDED IN BOOK 653 PAGE 427-428

Allen Conley S.C.C.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 hereto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Emily Liffin
Witness

[Signature] (Seal)
Kath D. Gold

[Signature]
Notary Public
My commission expires:

Karen B. Gold (Seal)
Karen B. Gold

