

FANNIN COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$25.00 DATE 11/16/98

John W. Chatham
CLERK OF SUPERIOR COURT

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GEORGIA, FANNIN COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD 11/16/98
AT 4:30P M RECORDED 11/16/98
BOOK 308 PAGE 61-62
John W. Chatham
CLERK OF SUPERIOR COURT

WARRANTY DEED
(For Life With Remainder To Survivor)

STATE OF GEORGIA
COUNTY OF FANNIN

9186

Return To:
M. Lynne Massaro
P. O. Box 111
Blue Ridge, Ga. 30513

THIS INDENTURE, Made this 13th day of November in the Year of Our Lord
One Thousand Nine Hundred and Ninety-Eight between

GEORGE H. KIM

of the State of Georgia and County of Fannin, of the first part, and

GEORGE F. BEUTEL and SHARON B. BEUTEL

of the State of Georgia and County of Forsyth, of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Ten Dollars and other 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, 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 and 2nd Section of Fannin County, Georgia, being part of Land Lot 210, containing 1.40 acres as shown on a plat of survey prepared for George F. Beutel and Sharon B. Beutel by Lane S. Bishop, G.R.L.S. No.1575. Said plat is dated November 9, 1998 and recorded in Plat Hanger A-455, Page 4, Fannin County records and is incorporated herein by reference thereto for a more complete property description.

BEING the same property conveyed to George H. Kim by quitclaim deed of Mary Kay Kim dated October 11, 1996 and recorded in Deed Book 253, Page 648, Fannin County records.

ALSO CONVEYED HEREWITH is a permanent and perpetual right of way easement for vehicular and pedestrian traffic from Tom Boy Road to the subject property, as given in survivorship deed from Thomas A. Boyd and wife, Naomi M. Boyd to George H. Kim and Mary K. Kim dated March 11, 1986, recorded in Deed Book 111, Pages 19-20, Fannin County records.

PROPERTY IS CONVEYED SUBJECT to that road right of way easement of Meadow Creek Way, as shown on the above referenced plat.

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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 parties of the second part, 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.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in presence of:

M. O. Mason
(Witness)

George H. Kim (Seal)
GEORGE H. KIM

Maecle Hughes
(Notary Public)

_____ (Seal)

My Commission Expires:

Notary Public, Fannin County, Georgia
My Commission Expires April 25, 2002

