

After recording Return to:
Thomas & Brown, LLC
241 Heritage Walk
Woodstock, GA 30188
File No. 19-3587B
TAX ID: 088 017A

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JUDY ODOM
CLERK OF COURT
UNION COUNTY

LIMITED WARRANTY DEED of *L. Odom*

STATE OF GEORGIA
COUNTY OF FANNIN

REAL ESTATE TRANSFER
TAX PAID: \$580.00

THIS INDENTURE, Made this 20th day of December, 2019 between

Jeff S. Lane and Linda L. Lane

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Kathleen Wheeler

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 NO/100 DOLLARS (\$10.00) and other good consideration 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, confirmed and conveyed, and by these presents does grant, bargain, sell alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 125 & 126 of the 10th District, 1st Section, Union County, Georgia, containing 4.717 acres, more or less, being Tract III as shown on a plat of survey by Rochester & Associates, RS #1534, dated July 14, 1993 and recorded in Plat Book 38, Page 21, Union County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lots 125 & 126, 10th District, 1st Section, Union County, Georgia, containing 1.50 acres, more or less, as shown on a plat of survey by Land Tech Services, Inc., dated June 13, 2003, and recorded in Plat Book 52, Page 13, Union County records. Said plat is incorporated herein by reference hereto, for a full and complete description of the above described property.

Subject to all covenants, conditions, zoning ordinance, restrictions and easements of record.

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.

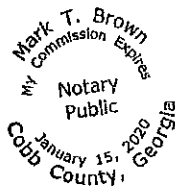
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public



[Signature] (SEAL)
Jeff S. Lane
[Signature] (SEAL)
Linda L. Lane

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