

Doc ID: 000805140001 Type: GLR
Filed: 04/03/2006 at 02:10:00 PM
Fee Amt: \$57.00 Page 1 of 1
Transfer Tax: \$47.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
BK 709 PG 742

SPACE ABOVE THIS LINE FOR RECORDING USE ONLY

Angela Stewart Panter, P.C.
Attorneys at Law
P.O. Box 1549
Blue Ridge, GA 30513

19,637
STATE OF GEORGIA
COUNTY OF FANNIN

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, in the year of our Lord Two Thousand Six, between JOSEPH H. SANDERS and DOROTHY SANDERS, as parties of the first part, hereinafter referred to as Grantors, and ELIZABETH A. WALLS, as party of the second part, hereinafter referred to as Grantee;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said party of the second part, her heirs, successors and assigns, the following described property, to-wit:

All that tract or parcel of land lying and being in Lot No. 61 of the 8th District, 2nd Section of Fannin County, Georgia and containing 3.33 acres and being designated as Lot No. 8 of the UNION ACRES Subdivision as shown on plat of survey dated June 26, 1986 prepared by Lane S. Bishop, G.R.L.S. No. 1575 and recorded in Plat Book 15, page 212, Fannin County Deed Records. Said plat of survey is incorporated herein by reference for a more complete and accurate legal description of the above described property.

Grantee, their successors, heirs and assigns shall have a permanent and perpetual easement to use all access roads. Said roadways to be used jointly by first and second parties, their heirs and assign and said parties shall have the right to improve and maintain said roads.

The above described property is conveyed subject to the reservation of a 40 ft. powerline easement along the margin of the aforementioned access roads as set forth in Deed Book 364, page 766-67, Fannin County Deed Records.

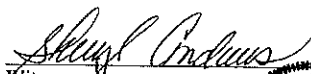
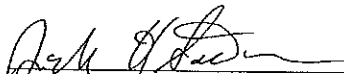
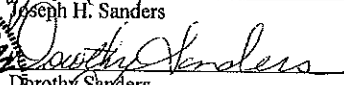
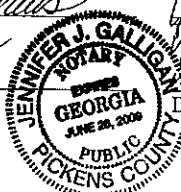
The above described property is conveyed subject to any and all easements and right-of-ways as set forth on the above described plat of survey or as appearing in record.

TO HAVE AND TO HOLD, the said bargained premises, 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 the said party of the second part, her heirs and assigns forever in fee simple.

And the said parties of the first part, for their successors and or assigns, and administrators, will warrant and forever defend the right and title to the above-described property unto the said party of the second part, her heirs, successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

 _____ (Seal)
Witness Elizabeth A. Walls
 _____ (Seal)
Joseph H. Sanders
 _____ (Seal)
Dorothy Sanders

Notary Public