

Return recorded document to:

Janna D. Akins
Attorney at Law
Akins & Davenport, P.C.
80 Town Square
P.O. Box 923
Blairsville, GA 30514

STATE OF GEORGIA

COUNTY OF UNION

LIMITED WARRANTY DEED

THIS INDENTURE, made as of April 20, 2020, between

RONALD WALKER and DEBORAH WALKER,
as party of the first part (hereinafter referred to as "Grantor"), and

ALBERT J. RIGLEY and JENNIFER KAY RIGLEY,
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
AND NOT AS TENANTS IN COMMON,

as party of the second part (hereinafter referred to as "Grantee"); the words "Grantor" and "Grantee" 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 and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that certain tract or parcel of real property lying and being in Fannin County, Georgia, being more particularly described as follows, together with all improvements thereon and appurtenances thereto (collectively, the "Property").

Tract I:

All that tract or parcel of land lying and being it the 8th District, 2nd Section, Land Lot 20 of Fannin County, Georgia, containing 0.6 acre, more or less, and being described as Lot 5 of Hidden Valley, Section I, as shown on a plat of survey by Lane S. Bishop, G.R.L.S. No. 1575, dated December 1987 and recorded in Fannin County Records in Plat Book 21, Page 24. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Tract II:

All that tract or parcel of land lying and being in the 8th District, 2nd Section, Land Lot 20 of Fannin County, Georgia, containing 1.06 acres, more or less, and being described as Lot 14 of Hidden Valley, Section I, as shown on a plat of survey by Lane S. Bishop, G.R.L.S. No. 1575, dated October 20, 1988, and recorded in Fannin County Records in Plat Book 22, Pages 226-230. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Tract I subject to all easements, restrictions and rights of ways as shown on plat recorded in Fannin County Records in Plat Book 6, Page 58; Plat Book 12, Page 219; Plat Book 19, Page 27 and Plat Book 21, Page 24.

Tract II is subject to all easements, restrictions and rights of ways and encroachment of 6' dirt road, and the rights of others, if any, in and to the use of the 6' dirt road, as shown on plat recorded in Fannin County Records in Plat Book 6, Page 58; Plat Book 12, Page 219; Plat Book 19, Page 27 and Plat Book 22, Pages 226-230.

Both tracts subject to Protective Covenants for Hidden Valley Subdivision recorded in Fannin County Records in Deed Book 132, Pages 655-656.

Both tracts subject to Electric Line Right-of-Way Easement to Tri-State Electric Membership Corporation recorded in Fannin County Records in Deed Book 145, Page 257 and Deed Book 158, Page 399.

Both tracts subject to Affidavit recorded in Fannin County Records in Deed Book 87, Pages 426-727.

Both tracts subject to riparian rights of other, if any, in and to water located on or adjacent to the above described property.

TO HAVE AND TO HOLD said tract or parcel of real property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any manner appertaining, to the only proper use, benefit and behoof of 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 claims of all persons claiming by, through or under Grantor.

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

[Signatures continue on following page.]

GRANTOR:

Ronald Walker (SEAL)
RONALD WALKER

Deborah N. Walker (SEAL)
DEBORAH WALKER

Signed, sealed and delivered
in the presence of:

Jamie M. Smith
Unofficial Witness

[Signature]
Notary Public

My Commission Expires:

8/25/23

[NOTARY SEAL]

