

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF UNION**

**THIS INDENTURE, Made this 18<sup>th</sup> day of February, in the year of our Lord Two Thousand and Fifteen between Roger B. Merriam and Sheri B. Merriam, of the County of Cobb and the State of Georgia of the first part and David H. Dahms, of the County of Cook and State of Illinois of the second part:**

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), 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, their heirs and assigns all the following described property, to wit:

**All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 28 of Fannin County, Georgia, containing 3.23 acres, more or less and being Lot 1 of Rolling Hills, as shown on a plat of survey by Lane S. Bishop and Associates, dated January 18, 2000 and recorded in Fannin County, Georgia records in Plat Hanger C-82, Pages 5-6. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.**

**Subject to those certain Covenants and Easements as recorded in Fannin County, Georgia records in Deed Book 337, Pages 530-534.**

**Subject to an easement to Blue Ridge Mountain EMC as recorded in Fannin County, Georgia records in Deed Book 303, Page 439.**

**Subject to road easements and general notes as shown on the above described plat.**

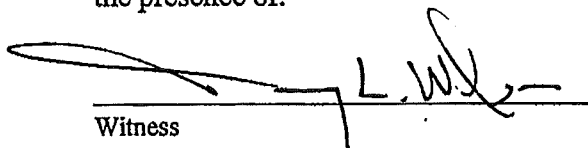
**Grantor also grants to Grantees a non-exclusive perpetual easement for the use of the subdivision roads for ingress and egress to the above described property.**

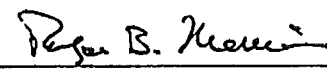
**TO HAVE AND TO HOLD,** The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **David H. Dahms**, the said party of the second part, his heirs and assigns forever in **Fee Simple**.

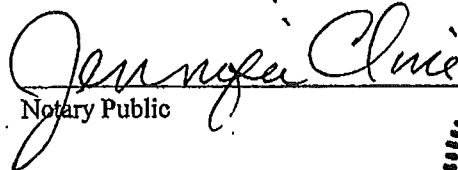
And the said party of the first part will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all person whomsoever.


**IN WITNESS WHEREOF,** the said party of the first part has hereunto set their hand and affixed their seal and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Roger B. Merriam

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Sheri B. Merriam

