

UNION COUNTY, GEORGIA  
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*Judy L. Odum*  
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**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

STATE OF GEORGIA,  
COUNTY OF UNION

File #: 1302-S08

This Indenture made this 25th day of February, 2013 between James L. Jarocki, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and James L. Jarocki and Susan M. Jarocki, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 228, 9th District, 1st Section, Union County, Georgia, containing 1.17 acres, more or less and being Lot Eighty-six (86) of The Arbor, Phase II, as shown on a plat of survey by Blue Ridge Mountain Surveying, Inc. dated May 16, 2011, as recorded in Plat Book 64, pages 29-30 ("Plat"), Union County, Georgia records, which description is incorporated herein by reference and made a part hereof.

Said property is conveyed subject to the 50 foot state waters buffer as shown on said Plat.  
Said property is conveyed with and subject to said access easement as referenced on the Plat.  
Said property is conveyed subject to the designated 100 foot septic spring buffer as referenced on the Plat.  
The property is subject to the road easements as shown on said Plat.  
The property is subject to the restrictions recorded in Deed Book 736, Pages 232-292, as amended in Deed Book 847, Page 408-410, Union County, Georgia records.  
The property is subject to the restrictions recorded in Deed Book 868, pages 199-200, Union County, Georgia records.  
The property is subject to the Notice of Annexation as recorded in Deed Book 847, pages 411-414, Union County, Georgia records.  
The property is subject to the Transmission Line easement as recorded in Deed Book 00, page 307, Union County, Georgia records.  
The property is subject to the easement to USA as recorded in Deed Book 56, pages 160-162, Union County, Georgia records.  
The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 137, pages 257-258 and Deed Book 695, pages 12-13, Union County, Georgia records.  
The property is subject to the Reciprocal Easement in Deed Book 558, pages 670-672, Union County, Georgia records.  
Grantor grants to Grantee, their successors, heirs and assigns a non-exclusive, perpetual, ingress/egress and access easement along and thru the subdivision roads to and from Arbor Acres Farm Road as depicted on the above-referenced survey.


**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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FREE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness  
*[Signature]*  
Notary Public  


*[Signature]*  
James L. Jarocki (Seal)

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