

Doc ID: 001698330002 Type: MD
 Recorded: 08/22/2013 at 09:00:00 AM
 Fee Amt: \$77.00 Page 1 of 2
 Transfer Tax: \$65.00
 Fannin Co. Clerk of Superior Court
 DANA CHASTAIN Clerk of Courts
 BK 1067 PG 75-76

Return Recorded Document to: Smith & Boemanns Law Office, P.C., P. O. Box 2659, Blairsville, GA 30514

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF UNION

This Indenture made this 9th day of August, in the Year of Our Lord Two Thousand Thirteen, between Gary M. Roy and Sharon H. Roy, of the County of Sarasota, State of Florida, as party or parties of the first part, hereinafter called Grantor, and Margit Dreyer, 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).

W I T N E S S E T H 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 receipt 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 Grantee:

ALL THAT TRACT OF LAND LYING AND BEING IN THE 8TH DISTRICT AND 1ST SECTION OF FANNIN COUNTY, GEORGIA AND BEING A PART OF LAND LOT NO. 218 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN THAT IS THE NORTHWEST CORNER OF THE PROPERTY DESIGNATED AS SUBDIVISION LOT NO. 11 HEREIN CONVEYED AND THE NORTHEAST CORNER OF THE PROPERTY DESIGNATED AS SUBDIVISION LOT NO. 2; THENCE SOUTH 56 DEGREES 50 MINUTES EAST A DISTANCE OF 130.20 FEET TO AN IRON PIN; THENCE SOUTH 01 DEGREES 19 MINUTES WEST A DISTANCE OF 195.50 FEET TO AN IRON PIN; THENCE CONTINUING SOUTH 01 DEGREES 19 MINUTES WEST A DISTANCE OF 20.00 FEET TO A STAKE; THENCE SOUTH 22 DEGREES 34 MINUTES WEST A DISTANCE OF 7.00 FEET TO A STAKE TO LOCATED THE POINT OF INTERSECTION OF THE CENTERLINE OF THE GRAVELED DRIVEWAY AND THE WESTERN RIGHT-OF-WAY MARGIN OF THE GRAVELED, PUBLIC ROAD, GENERALLY KNOWN IN THE COMMUNITY AS RIDGEVIEW ROAD; THENCE NORTH 64 DEGREES 56 MINUTES WEST ALONG AND WITH THE CENTER OF SAID GRAVELED DRIVEWAY, A DISTANCE OF 159.20 FEET TO A STAKE LOCATED IN THE CENTER OF A CUL-DE-SAC LOCATED AT THE END OF THE AFORESAID GRAVELED DRIVEWAY; THENCE NORTH 10 DEGREES 11 MINUTES EAST A DISTANCE OF 244.50 FEET TO THE POINT OF BEGINNING.

A SURVEY AND PLAT DATED 04/17/1984 AND REVISED 01/10/1985, OF THE HOLLY HILL DEVELOPMENT OF A.L. STEPP WAS MADE BY DUGGER PAUL KIKER, G.R.L.S. NO. 1551 RECORDED IN PLAT BOOK 13, PAGE 236 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT FOR FANNIN COUNTY, GEORGIA. THE ABOVE DESCRIBED PROPERTY IS DESIGNATED AS SUBDIVISION LOT NO. 11 ON RECORDED PLAT.

LESS AND EXCEPT:

THAT PORTION OF SAID PROPERTY EMBRACED WITHIN RIGHT-OF-WAY OF THE GRAVELED DRIVEWAY THAT TRAVERSES THE SOUTHERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

Subject to all easements and restrictions of record; if any, as recorded in Fannin County, Georgia records in Deed Book 99, Page 649.

Subject to matters appearing on Plat as recorded in Fannin County, Georgia records in Plat Book 13, Page 236.

Subject to an easement as recorded in Fannin County, Georgia records in Deed Book 982, Page 645.

Grantors also grant to Grantee a non-exclusive perpetual easement for the use of Ridgeview Road for ingress and egress to the above described property.

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 claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Carol L. Flaherty
Witness

Gary M. Roy
Gary M. Roy

Patricia K. Watkins
Notary Public
My Commission Expires: 6-15-17

Sharon H. Roy
Sharon H. Roy



PATRICIA K. WATKINS
MY COMMISSION # EE 875273
EXPIRES: June 15, 2017
Bonded thru Budget Notary Services