

WHEN RECORDED RETURN TO:
Morris, Manning & Martin, LLP
990 Hammond Drive, Suite 300
Atlanta, Georgia 30328

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GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY
Glenda Sue Johnson
REAL ESTATE TRANSFER TAX
PAID: \$499.00
2013-228

File No.: 64340

State of Georgia
County of Fulton

TRUSTEE'S DEED

THIS INDENTURE, made the 17th day of January, 2013 between Juanita Elaine Groover, as Trustee of the *Living Trust, dated January 11, 2012, as party or parties of the first part, hereinafter called Grantor, and Bart F. Fanelli and Erica K. Fanelli, as joint tenants with the right of survivorships and not as tenants in common, 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). *Juanita Elaine Groover

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 77 OF THE 10TH DISTRICT, 2ND SECTION, GILMER COUNTY, GEORGIA, CONTAINING 6.00 ACRES AS SHOWN BY THAT CERTAIN PLAT OF RECORDED IN PLAT BOOK 26 PAGE 256, GILMER COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO. AND ALSO ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 77 AND 78 OF THE 10TH DISTRICT, 2ND SECTION, GILMER COUNTY, GEORGIA, CONTAINING 0.71 ACRE, AS PER PLAT OF SURVEY FOR PHILLIP B. GROOVER AND JUANITA E. GROOVER RECORDED IN PLAT BOOK 29, PAGE 193, GILMER COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

This Deed is given subject to all easements and restrictions of record, if any.

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.

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:

[Signature]
Witness

[Signature] (Seal)
Juanita Elaine Groover, Trustee of the Juanita
Elaine Groover Living Trust, dated January 11, 2012

[Signature]
Notary Public

