

Union County, Georgia
 Real Estate Transfer Tax
 Paid \$120.50
 Date September 24, 2018
 Clerk of Superior Court
 Return Recorded Document to:
 The Lance Law Firm, P.C.
 37 Sears Way
 Blairsville, GA 30512

**LIMITED
 JOINT TENANCY WITH SURVIVORSHIP
 WARRANTY DEED**

STATE OF GEORGIA
 COUNTY OF UNION

FILE #: 1809-307

THIS INDENTURE made this 21st day of September, 2018, between Michael C. Spyros and Louise E. Spyros, of the County of BROWARD and State of Florida, as party or parties of the first part, hereinafter called Grantor, and Ralph H. Mathison and Nancy S. Mathison, 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 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 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 or parcel of land lying and being in Land Lot 68 of the 10th District, 1st Section of Union County, Georgia, and being Lot Twenty-Four (24) of Grandview Acres Subdivision containing 0.756 acres, more or less, as per plat of survey for Grandview Acres by B. Keith Rochester & Associates, Inc., RS #2653, dated 4/5/96 and recorded in Plat Book 35, Page 99, Union County, Georgia records. Said plat incorporated herein by reference and made a part hereof.

The property is conveyed subject to the road easements and the building set-back lines as shown on said plat. The property is subject to the restrictions recorded in Deed Book 169, Page 753 and as amended in Deed Book 198, Page 432, Union County, Georgia records. The property is conveyed subject to an easement to Blue Ridge Mountain EMC as recorded in Deed Book 150, Page 386, Union County, Georgia records.

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

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 FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

UNION COUNTY, GEORGIA
FILED & RECORDED September 24
2018 AT 4:20 P.M.
RECORDED IN BOOK 1125 PAGE 216-217

PAGE TWO
WARRANTY DEED
FILE NO.: 1809-B07

Judith A. Adams
SUPERIOR COURT CLERK

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 by, through and under the above named grantor.

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

Signed, sealed and delivered in presence of:

Rapora Wallace
Witness

Michael C. Spyros (SEAL)
Michael C. Spyros

Kristina Friedman
Notary Public

Louise E. Spyros (SEAL)
Louise E. Spyros

