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 Fee Amt: \$393.00 Page 1 of 2
 Transfer Tax: \$381.00
 Fannin Co. Clerk of Superior Court
 DANA CHASTAIN Clerk of Courts

BK 744 PG 223-224

[Space above this line for recording information]

RETURN TO: JOHN T. ORR C/O TRI STATE LAND TITLE COMPANY, 3830 EAST FIRST STREET, BLUE RIDGE, GA 30513

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY OR ON BEHALF OF THE PARTIES. THE PREPARER DOES NOT WARRANT OR CERTIFY TITLE, ACCURACY OF DESCRIPTION, NOR COMPLIANCE WITH PLANNING AND ZONING LAWS.

WARRANTY DEED (For Life with Remainder to Survivor)

STATE OF GEORGIA, FANNIN COUNTY

THIS INDENTURE, Made this 8th day of September in the Year of Our Lord Two Thousand Six between **J.M. GOLDEN** of the State of Georgia and County of Cobb of the first part, and **GARY MICHAEL DEPPE and PATRICIA DEPPE** of the State of Tennessee and County of Polk of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said parties of the second part, 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 the 8th District and 2nd Section of Fannin County, Georgia and being a part of Land Lot 60 and being more particularly described as, containing 11.58 acres as shown by that certain plat for J.M. Golden dated August 29, 2006 by Lowell K. Bice at Bice Surveying Company G.R.L.S. No. 2797. Said plat recorded on Sept 11-06 in Plat D-352, Page 8, in the Office of the Clerk of the Superior Court, Fannin County, Georgia. Pursuant to O.C.G.A. § 44-2-28, reference is hereby made to said recorded plat for the purpose of incorporating same herein for a more complete metes and bounds description of the property herein conveyed. Said property is conveyed subject to all easements, restrictions, and rights of way as set forth on said recorded plat or as appearing of record.

Subject to existing easements and right of ways for public roads, if any. Also subject to Fannin County, Georgia Subdivision regulations, Mobile Home regulations and any zoning or other ordinances, if any.

This conveyance made together with right of ingress, egress and utility service along existing roads to the subject property.

SEE BOUNDARY LINE AGREEMENT RECORDED IN DEED BOOK 744, PAGE 222, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT FANNIN COUNTY GEORGIA.

THIS BEING THAT SAME PROPERTY CONVEYED UNTO J.M. and Helen S. Golden By Warranty Deed from Helen S. Golden dated February 25, 1988 recorded on February 25, 1988, in Deed Book 133, Page 637, in the Office of the Clerk of Superior Court, Fannin County, Georgia.
G6-3715DEPPE

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 parties of the second part, 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.

2

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal, the day and year above written

Signed, sealed and delivered in presence of:

[Signature]

Witness
[Signature]

[Signature] (SEAL)
J.M. GOLDEN

Notary Public
My Commission Expires: 11/2/07

DATE EXECUTED: 9/8/06

