

Recording Information

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 Fannin Co. Clerk of Superior Court
 DANA CHASTAIN Clerk of Courts
 BK 1091 Pg 814

Return To:
 Clark & Clark
 Attorneys at Law, P.C.
 84 River Street
 Ellijay, Georgia 30540

Warranty Deed
 (Joint Tenants With Right of Survivorship)

State of Georgia
 County of Rockdale

This indenture made this 9th day of May, 2014, between **William J. Funk and D. Gayle Gellerstedt**, of the first part, and **Newton C. Smith and Vickie L. Smith**, of the second part, Witnesseth that the said parties of the first part, 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 of which is hereby acknowledged, has granted, bargained, sold, aligned, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the second part, 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, to wit:

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 Lots 66 and 67, and being designated as Lot 33 of Riverwood Meadows Phase II, containing 1.92 acres as shown on a plat of survey prepared by Lane S. Bishop, G.R.L.S. No. 1575, dated May 16, 1997, and recorded in Plat Hanger C-333, pages 2-5, in the office of the Clerk of Superior Court of Fannin County, Georgia. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds description of the property herein described.

There is also conveyed herewith an easement for ingress and egress over and across the presently existing roads as shown on the above referenced plat of survey. Said easement shall be 60 ft. in width and shall inure to the benefit of the grantees, their heirs and assigns.

Subject to all easements and matters 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 behoof of **Newton C. Smith and Vickie L. Smith**, the said parties of the second part, 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 the survivor.

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 lawful 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 first above written.

Signed, sealed and delivered in the presence of:

Larry Wornack
Larry Wornack
 Witness

William J. Funk (Seal)
 William J. Funk

Lucia L. Osborne
 Notary Public

D. Gayle Gellerstedt
 D. Gayle Gellerstedt



This instrument prepared by
 Clark & Clark
 Attorneys at Law, P.C.
 84 River Street
 Ellijay, GA 30540