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Recorded: 08/09/2015 at 02:50:00 PM
Fee Amt: \$304.00 Page 1 of 3
Transfer Tax: \$350.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
BK 1130 Pg 78-80

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RETURN RECORDED DOCUMENT TO:

BlueRidgeLaw
152 Orvin Lance Drive
Suite B
Blue Ridge, Georgia 30513
File # 8898 CARRINGTON-WETZ FH
8-1-63
ID#: 0008 020 33

STATE OF GEORGIA
COUNTY OF FANNIN

LIMITED WARRANTY DEED

THIS INDENTURE, Made as of the 8th day of June, in the year of our Lord, 2015, between Patrick J. Carrington and Cindy M. Carrington, as party or parties of the first part, hereinafter referred to as "Grantor," and Mary Helen Wetzel, as party or parties of the second part, hereinafter referred to as "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER 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 the following described property, to wit:

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 63 of Fannin County, Georgia, containing 3.05 acres, more or less, and being shown as Revised and Combined Lot 69 (previously Lots 67 and 69) of Nature's Court Yard, Phase I, on a plat of survey by Lane S. Bishop and Associates, Lane S. Bishop, GRLS #1575, dated June 18, 2012 and recorded in Fannin County Records in Plat Hanger E-315, Page 2. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Being and intended to be all that property conveyed by Warranty Deed dated October 12, 2010 from Primacy Closing Corporation to Patrick J. Carrington, recorded October 21, 2010 in Deed Book 944, Pages 331-333, Fannin County Deed records.

Being and intended to be all that property conveyed by Joint Tenancy With Survivorship Warranty Deed dated October 12, 2010 from Patrick J. Carrington to Patrick J. Carrington and Cindy M. Carrington, recorded October 21, 2010 in Deed Book 944, Page 350, Fannin County Deed records.

Being and intended to be all that property conveyed by Warranty Deed (With Remainder to Survivor) dated July 30, 2012 from Consolidated Southeastern Investments, Inc. to Patrick J. Carrington and Cindy M. Carrington, recorded July 31, 2012 in Deed Book 1016, Pages 600-601, Fannin County Deed records; Warranty Deed of Correction (With Remainder to Survivor) dated October 10, 2012 and recorded October 17, 2012 in Deed Book 1026, Pages 485-486, Fannin County Deed records.

Subject to all easements, restrictions, Mountain Protection District (2200' contour) and rights-of-way (including rights of others, if any, in and to the use of same) as shown on plat recorded in Fannin County Records in Plat Book 5, Page 133; Plat Book 6, Page 147; Plat Hanger D-76, Page 2; D-210, Pages 1-7; Plat Hanger E-73, Pages 1-6 and Plat Hanger E-315, Page 2.

Subject to Easement to Blue Ridge Mountain Electric Membership Corporation recorded in Fannin County Records in Deed Book 130, Pages 473-74; Deed Book 233, Page 422; and Deed Book 630, Page 191.

Subject to Water Service Provision and System Maintenance (sic) and Repair Agreement and Easement, Along With Conveyance of Water System (well's) (sic) for Nature's Court Yard recorded in Fannin County Records in Deed Book 661, Pages 788-792; corrected by Scrivener's Affidavit recorded in Fannin County Records in Deed Book 675, Pages 595-596.

Subject to Restrictive Covenants, Road Easements and Maintenance Agreement for Nature's Court Yard, Phase I, and Declaration of Homeowners' Association recorded in Fannin County Records in Deed Book 650, Pages 219-228 and amended in Deed Book 1007, Pages 624-626.

Subject to Scrivener's Affidavit recorded in Deed Book 1017, Pages 267-268, Fannin County Deed records.

Subject to Transfer and Assignment of Declarant Rights for Nature's Courtyard, Phases I and II, recorded in Deed Book 1060, Pages 426-428, Fannin County Deed records.

Subject to Affidavit in aid of Title recorded in Deed Book 873, Pages 262-267 and Deed Book 873, Pages 268-285, Fannin County Deed records.


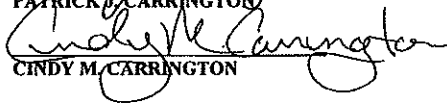
Subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises, as stated in Deed Book 944, Page 350, Fannin County Deed records.

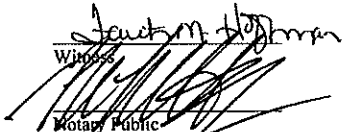
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for its heirs, executors, administrators and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, his/her/their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, as of the 8th day of June, 2015.

Signed, sealed and delivered
this 8th day of June, 2015
in the presence of:


PATRICK J. CARRINGTON

CINDY M. CARRINGTON


Witness
Notary Public
My Commission Expires: _____

