

Union County, Georgia
Real Estate Transfer Tax

Paid \$85.00

Date May 11th, 2005

Debra Ralston
Clerk of Superior Court

UNION COUNTY, GEORGIA
FILED & RECORDED MAY 11
20 05 AT 8:00 A.M.
RECORDED IN BOOK 579 PAGE 620

Debra Ralston S.C.C.

Return Recorded Document to:
Cary D. Cox, P.C.
P.O. Box 748
Blairsville, GA 30514

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF UNION

File #: 0505-M01

This Indenture made this 9th day of May, 2005 between Choestoe Development Corporation, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Darell L. Doyen and Olga M. Doyen, 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 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 receipts 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 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, the following described property:

All that tract or parcel of land lying and being in Land Lot 87, 16th District, 1st Section, Union County, Georgia being Lot 25 and Cabin containing 0.165 acres on a plat of survey for Crockett Ridge Cabins Subdivision by LandTech Services, Inc. dated October 17, 2003, as recorded in Plat Book 53, Pages 199 & 200, Union County, Georgia, which description is incorporated herein by reference and made a part hereof.

The property is subject to the easement to Blue Ridge Mountain EMC as recorded in Deed Book 437, Pages 389 & 390, Union County records.

The property is subject to restrictions and covenants recorded in Deed Book 503, Page 683, Union County records.

The property is subject to the Trust Indenture for water/sewer service recorded in Deed Book 502, Page 706, Union County records.

Grantor grants to grantee a non-exclusive perpetual easement for ingress and egress along the subdivision roads as shown on said plat.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

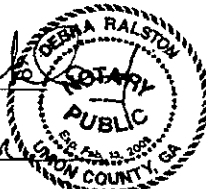
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Lynne Solik
Witness
Debra Ralston
Notary Public


Choestoe Development Corporation

By: [Signature] (Seal)
Seal Affixed

(Seal)

620