

DOC# 001006
FILED IN OFFICE
2/9/2021 04:38 PM
BK:1239 PG:545-545
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**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF UNION

FILE #: 2101-P01

THIS INDENTURE made this 5th day of February, 2021, between Pard Ventre, LLC of the County of Union and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Michael Peterson as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 91, 16th District, 1st Section, Union County, Georgia, being Lot Nine (9) containing 0.83 acres of Cheyenne Meadows Subdivision, as shown on a plat of survey by Landtech Services, Inc., dated March 20, 2006, recorded in Plat Book 61, Pages 81-85, Union County records, which description on said plat is incorporated herein by reference and made a part hereof.

The property is subject to and benefits from matters as shown in Plat Book 61, Pages 81-85, Union County records.

The property is subject to the restrictions recorded in Deed Book 771 pages 283-286 Union County records, amended in Deed Book 824 pages 530-537, amended in Deed Book 873, pages 642-644, amended in Deed Book 874, pages 92-94 Union County records.

The property is subject to the easement to Blue Ridge Mountains EMC recorded in Deed Book 702 pages 443-444 Union County records.

The property is subject to the water agreement recorded in Deed Book 824 page 525 and Deed Book 824 pages 526-529 Union County records.

Grantor grants to grantee a non-exclusive easement for ingress and egress to the above property over and across the subdivision roads.

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

TO HAVE AND TO HOLD the said tract or parcel of land, 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 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:


Witness


Carol Ann King
Notary Public
Union County
State of Georgia

My Commission Expires May 07, 2024

Pard Ventre, LLC


Robert William Harkins

(SEAL)

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