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Recorded: 06/24/2022 at 03:40:00 PM
Fee Amt: \$90.00 Page 1 of 2
Transfer Tax: \$65.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
BK 1512 PG 386-387

Return recorded document to:
Wilson Hamilton LLC
316 Summit Street
Blue Ridge, GA 30513
File No.: 22-0625

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FANNIN

THIS INDENTURE is made June 24, 2022, between **Craig McCaw and Julia McCaw** ("Grantor"), and **Shandalyn Investments LLC, a Texas Limited Liability Company** ("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 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant bargain, sell and convey unto Grantee, the following described property:

All that tract or parcel of land lying and being in the 8th District, 1st Section, Land Lot 176, Fannin County, Georgia, being Lot 18, containing 1.306 acres, more or less, of Emelia Estates, as set forth on plat of survey by Robert S. Cleveland, GRLS No. 2894, dated September 9, 2002, last revised by Roger L. Owenby, GRLS No. 2783, dated November 25, 2002, and recorded in Plat Hanger C-353, Pages 3-4, Fannin County Records, to which reference is hereby made for a complete and accurate legal description.

For informational purposes only: Map Parcel No. 0025 029 A14

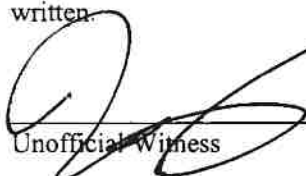
TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

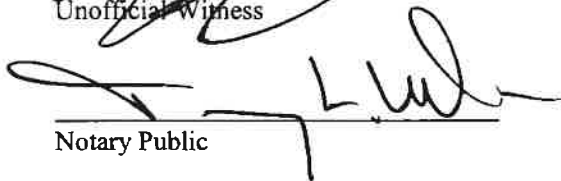
Chain of Title: This being the same property as was conveyed to Grantor herein by Limited Warranty Deed from Georgia Mountain Timber, Inc. dated August 8, 2019 and recorded in Book 1305, Page 620, Fannin County Records.

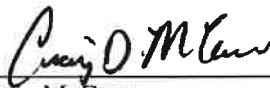
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

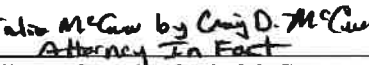
AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year above written.


Unofficial Witness


Notary Public


Craig McCaw (seal)


Julia McCaw, by Craig McCaw, as Attorney in Fact (seal)

