

Type: WD
Kind: WARRANTY DEED
Recorded: 7/10/2023 11:30:00 AM
Fee Amt: \$515.00 Page 1 of 2
Transfer Tax: \$490.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID: 9734359602

BK 1563 PG 329 - 330

Return recorded document to:

Wilson Hamilton LLC
316 Summit Street
Blue Ridge, GA 30513
File No.: 23-0549

LIMITED WARRANTY DEED

STATE OF
COUNTY OF

Georgia
Fannin

THIS INDENTURE is made July 10, 2023, between **Bobby B. Richardson and Robbin M. Richardson** ("Grantor"), and **Shari Ann Rodriguez and Dennis Lee Rodriguez**, as Joint Tenants with Right of Survivorship ("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 249, Fannin County, Georgia, being Lot 7 of High Country Crossing, containing 25,709 square feet, more or less, as shown on plat of survey by Dugger Paul Kiker, GRLS No. 1551, dated May, 1985, and recorded in Plat Book 17, Page 99, Fannin County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 0024 70B 23

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 Warranty Deed from Shannon S. Morgan and Stanley C. Vinson dated April 25, 2014 and recorded in Book 1090, Page 537, 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.

Laura E. S.

Unofficial Witness

Steven L. Pruitt II

Notary Public

Bobby B. Richardson

Bobby B. Richardson

Robbin M. Richardson

Robbin M. Richardson

