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GLENDA SUE JOHNSON
CLERK OF SUPERIOR
COURT
GILMER COUNTY

Glenda Sue Johnson

REAL ESTATE TRANSFER TAX
PAID: \$275.00

2013-2724

Return Recorded Document to:
Patton & Lauce Law Firm, LLC
57 Sears Way
Blairsville, GA 30512

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF UNION

File #: 1311-D01

This Indenture made this 6th day of November, 2013 between John P. Torregrossa and Bonnie L. Tissier, of the County of Gilmer, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Suzanne G. Fleming and Bruce Allen Fleming, 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 the 11th District, 2nd Section, Land Lot 112 of Gilmer County, Georgia, containing 3.07 acres, more or less, and being described as Lot 1849R, which is a combination of Lots 1846, 1847, 1848 and 1849, of Eagle's Mountain Resort, Unit 34, as shown on a plat of survey by Appalachia Land Surveying LLC, Scott C. Chastain, G.R.L.S. No. 3057, dated July 21, 2011, revised December 12, 2012, and recorded in Gilmer County Records in Plat Book 55, Page 220. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property.

Being and intended to be the same property conveyed by Warranty Deed dated June 9, 2009, from John P. Torregrossa and Bonnie L. Tissier in favor of John P. Torregrossa and Bonnie L. Tissier, Co-Trustees of The Jon Bon Torre Revocable Family Trust U/T/A Dated June 9, 2009, and recorded in Gilmer County Records in Deed Book 1555, Pages 149-150.

Subject to all easements, restrictions, rights-of-way and possible encroachment of fence as shown on plat recorded in Gilmer County Records in Plat Book 13, Pages 192-192C; Plat Book 53, Page 275; and Plat Book 55, Page 220.

Subject to Easement to Georgia Power Company recorded in Gilmer County Records in Deed Book 11, Page 390; Deed Book 204, Page 2; Deed Book 204, Page 3; Deed Book 204, Page 13; and Deed Book 1528, Pages 352-354.

Subject to Declaration of Covenants, Conditions and Restrictions for Eagle's Mountain Resort, Inc. recorded in Gilmer County Records in Deed Book 138, Page 448; amended in Gilmer County Records in Deed Book 143, Page 721; Deed Book 168, Page 340; Deed Book 172, Page 474; and Deed Book 175, Page 112.

Subject to Easement of Use and Enjoyment recorded in Gilmer County Records in Deed Book 330, Page 39.

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.

[Handwritten signature]

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:

Witness

Donna C. Pope
Notary Public

(Seal)

John P. Torregrossa

(Seal)

Bonnie L. Tissier

