

Filed in Office: 09/19/2018 11:30AM
Deed Doc: WD
Bk 01312 Pg 0415-0416
Georgia Transfer Tax Paid : \$850.00
Justin Power Clerk of Court
Dawson County
0422018001540

AFTER RECORDING, RETURN TO:

Zack A. Rice
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, GA 30040
#75882

STATE OF GEORGIA

COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE is made as of **September 12, 2018**, between **Caroline Christie** hereinafter referred to as “Grantor”) and **Abba House, Inc., a Georgia Domestic Nonprofit Corporation** (hereinafter referred to as “Grantee”), (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 445, 4th District, 1st Section, Dawson County, Georgia, being 0.54 acres, as shown on a survey for Caroline Christie, as surveyed by J.A. Page, Jr., Registered Surveyor, said plat being filed April 27, 2009 and recorded in Plat Book 65, page 225, Dawson County Records, which plat is incorporated herein by reference for a more complete description thereof.

AND

All that tract or parcel of land lying and being in Land Lots 445 and 508, 4th District, 1st Section, Dawson County, Georgia, being 5.16 acres, as shown on a survey for Caroline Christie, as surveyed by J.A. Page, Jr., Registered Surveyor, said plat being filed April 18, 2012 and recorded in Plat Book 80, page 66, Dawson County Records, which plat is incorporated herein by reference for a more complete description thereof.

TO HAVE AND TO HOLD, the 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 of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

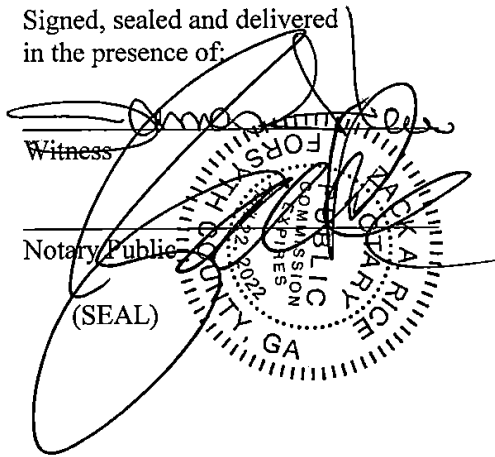
EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

(SEAL)



Caroline Christie (SEAL)

Caroline Christie

_____ (SEAL)



After Recording, Return To:
Zack A. Rice
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, Georgia 30040
770/887-3162
ZAR/75882

Filed in Office: 09/19/2018 11:30AM
Deed Doc: QCD
Bk 01312 Pg 0417
Georgia Transfer Tax Paid : \$0.00
Justin Power Clerk of Court
Dawson County
0422018001553

QUIT-CLAIM DEED

State of Georgia; County of Forsyth

THIS INDENTURE, made as of **September 12, 2018**, between **Caroline Christie**, of the first part, and **Abba House, Inc., a Georgia Domestic Nonprofit Corporation**, of the second part,

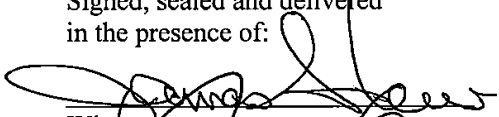
WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever quit-claim to the said party of the second part, its heirs and assigns, the below described property to-wit:

All that tract or parcel of land lying and being in Land Lots 445 and 2508 of the 4th District, 1st Section, Dawson County, Georgia, and being 5.711 acres, identified as Tract 2, according to a plat recorded in Plat Book 10, page 165, Dawson County Records, which plat is incorporated herein by reference for a more complete description thereof.

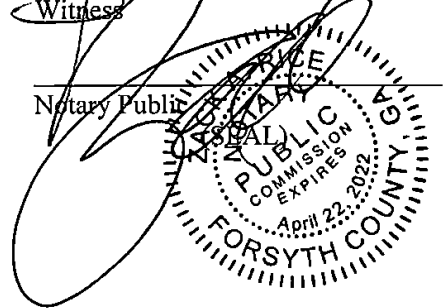
TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said party of the first part nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal, the day and year above written.

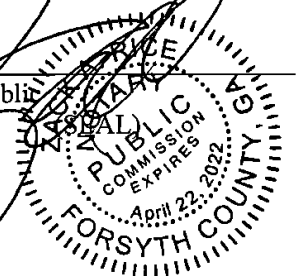
Signed, sealed and delivered
in the presence of:



Witness



Notary Public





Caroline Christie (SEAL)

(SEAL)