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OCONEE COUNTY, GEORGIA  
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REC. BOOK 489 PAGE 417  
DATE 10-22-99  
SANDRA C. GLASS, CLERK

OCONEE COUNTY, GEORGIA  
Real Estate Transfer Tax  
Paid \$ 105.00  
10/22/99  
*G. Montgomery, Def. Sec.*

**WARRANTY DEED**

STATE OF GEORGIA  
ATHENS-CLARKE COUNTY

This Indenture made this 15th day of October, in the year One Thousand Nine Hundred Ninety-Nine, between **Gaston T. Rowden**, of Oconee County, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Dwight R. Moss**, 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 00/100 (\$10.00) Dollars** 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, together with all improvements thereon, situate, lying and being in the 240th District, G.M., Oconee County, Georgia, containing 7.00 acres, more or less, and being more particularly shown as Tract 1 on a survey entitled "Recombination Plat for Gaston T. Rowden", dated October 15, 1999, by Glenn Downs, Registered Land Surveyor, and recorded in Plat Book 30, Page 282, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

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

**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 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 whomsoever.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*Gaston T. Rowden* (Seal)  
Gaston T. Rowden  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Witness

Notary Public  
Date Executed by Notary:

