

DOC# 001196
FILED IN OFFICE
2/28/2022 04:49 PM
BK:1301 PG:646-648
JUDY ODOM
CLERK OF COURT
UNION COUNTY

Judy L. Odom

REAL ESTATE TRANSFER
TAX PAID: \$430.00
PT-61 144-2022-000462

Return after recording to:
Lance Law Firm, PC
57 Sears Way
Blairsville, GA 30512
Order No: 2202-19-B

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF UNION

THIS INDENTURE, Made the 25th day of February, 2022 between Timothy Nelson and Debra Nelson, of the County of Union, State of Georgia, as parties of the first part, hereinafter called Grantors and Hayeco Properties, LLC, a Georgia Limited Liability Company, as party 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: Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof

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 Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantors.

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 13, of the 10th District, 1st Section, Union County, Georgia, being shown as Tract 1 containing 1.479 acres, more or less, on a plat of survey by Cleveland & Cox Land Surveying, LLC, GRLS # 2763, dated 5/18/18, recorded in Plat Book 70, Page 461, Union County, Georgia records. Said plat is incorporated herein, by reference hereto, for a more complete description of the above described property.

The property is conveyed subject to all matters of the aforesaid plat.

The property is conveyed subject to the Deed of Mutual & Cross Easements as recorded in Deed Book 314, Pages 101-103, Union County, Georgia records.

The property is conveyed subject to the Boundary Line Agreement as recorded in Deed Book 314, Pages 99-100, Union County, Georgia records,

Property Address: 86 Old Blue Ridge Highway, Blairsville, GA 30512