

Save

eFiled and eRecorded
DATE: 03/09/2022 10:46 AM
DEED BOOK: 532
PAGE: 481 - 483
FILING FEES: \$25.00
TRANSFER TAX: \$25.00
PARTICIPANT ID: 8863185331
PARTICIPANT ID: 0466245412
PT61: 053-2022-000211
CLERK: Kristin Hall
Emanuel County, GA

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

Return Recorded Document to:
WEINER, SHEAROUSE, WEITZ, GREENBERG &
SHAWE, LLP
Attn: Mark Shawe
14 East State Street
Savannah, GA 31401



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHATHAM

THIS INDENTURE, made this 7th day of March, 2022, between Parita Patel, of the State of New Jersey as party or parties of the first part, hereinafter called Grantor, and Christos A. Kyriakides, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) 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,

3851 Harrington Street, Lyons, Georgia; Portion of Lots 4 & 5, Block 6 and 80' on Highway No. 1, Emanuel County; PINs: OP1-041 & OP1-041A; See attached Exhibit A Legal Description for a more particular description of the property herein conveyed.

DERIVATION:

This being the same property conveyed to Parita Patel by Deed recorded in the Office of the Clerk of the Superior Court of Emanuel County, Georgia in Deed Book 342, Page 208.

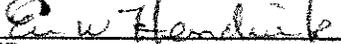
SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

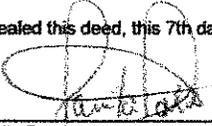
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in Fee Simple.

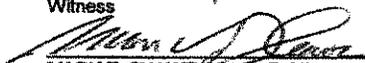
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

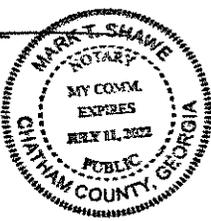
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 7th day of March, 2022.

Signed, sealed and delivered in the presence of:


Witness


Parita Patel (SEAL)


MARK T. SHAWE, Notary Public
My Commission Expires: July 11, 2022
File No.: 22-00268-07



TRACT NUMBER ONE:

All that lot or parcel of land situate, lying and being in the Town of Oak Park, 50th G. M. District of Emanuel County, Georgia, and being a ten (10') foot strip of Lot Number Four (4) and the adjoining forty (40') foot strip of Lot Number Five (5), in Block "B". Said strips join together facing U.S. Highway No. 1 a distance of fifty (50') feet and running back between parallel lines a distance of 105 feet and being bounded, now or formerly, as follows: Northeast by Parcel D; Southeast by land of Raymond Wilson; Southwest by the right-of-way of U.S. Highway No. 1; and Northwest by Tract 2 described below. Said tract is more particularly shown as Parcel "C" on that certain plat of survey prepared by Dykes & Dolan Land Surveyors, dated June 17, 1968, which is recorded in Plat Book 18, page 64, in the Office of the Clerk of the Superior Court of Emanuel County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description.

TRACT NUMBER TWO:

All that certain tract or parcel of land, situate, lying and being in the Town of Oak Park, in the 50th G. M. District of Emanuel County, Georgia, and fronting eighty (80') feet on U.S. Highway No. 1, being more particularly described as beginning at the point of intersection of Oak Park Avenue and Harrington Street, a/k/a U.S. Highway 1, and proceeding along the right-of-way of U.S. Highway No. 1 for a distance of eighty (80') feet to the point of intersection of this tract with Tract One referenced above; thence 105 feet north 42 degrees 30 minutes 00 seconds East to a point; thence North 47 degrees 30 minutes 30 seconds East 80 feet more or less to the right-of-way of Oak Park Avenue; thence Northwest along the right-of-way of Oak Park Avenue to the point of beginning. This parcel is a portion of the property known and designated as Parcel 1 on a plat of survey prepared by Walter K. Mappin, Registered Surveyor, dated April 23, 1961, and recorded in Plat Book 13, page 107, in the Office of the Clerk of the Superior Court of Emanuel County, Georgia, which plat and the record thereof is incorporated herein by reference and made a part of this description.

The above described Tracts One and Two are more particularly shown as Parcels "A" and "C" on that certain plat of survey prepared by Dykes & Dolan Land Surveyors, dated June 17, 1968, and recorded in Deed Book 18, page 483, Emanuel County Deed Records.

The above described Tracts One and Two are the same tracts conveyed to The Tattnell Bank, by Deed Under Power of Sale, recorded on December 8, 2008, in Deed Book 318, pages 632-634, Emanuel County Deed Records.