

DEED BOOK:14857 PG:33 Filed: 03/03/2023 02:05 PM Clerk File Number: 28-2023-005276  
Rec: \$25.00 TRANSFER TAX \$559.90  
Patty Baker, Clerk of Superior Court - Cherokee County, GA  
ParticipantIDs: 1156462359 SubmitterID: 0466245412

Return Recorded Document to:  
SELLERS & WARREN, P.C.  
ATTORNEYS AT LAW  
115 Woodland Way, Ste 100  
Canton, GA 30114

**LIMITED  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF CHEROKEE

File #: **C236375**

**THIS INDENTURE** made this 3rd day of March, 2023, between **Craftmark Towns, LLC**, of the County of **Cherokee**, State of **Georgia**, as party or parties of the first part, hereinunder called Grantor, and **Jesse C. Lee**, 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 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:

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13 OF THE 22ND DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING LOT 67, WILLOW RIDGE @ HAYNES CROSSING, PHASE II B, F.K.A SPRING LAKE @ HAYNES CROSSING, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 97 & 98, CHEROKEE COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE THERETO.**

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