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Thomas & Brown, LLC
241 Heritage Walk
Woodstock, GA 30188
File No. 19-2275W
TAX ID: 14N08 087 K

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

THIS INDENTURE, Made this 4th day of October, 2019 between

Deanna Johnson

as party or parties of the first part, (hereinafter referred to as "Grantor") and

**Jeffrey T. DeGraff and Kelly T. DeGraff
As Joint Tenants With the Rights of Survivorship**

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 consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledges), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREUPON, LYING AND BEING IN LAND LOT 103, 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING TRACT 2, CONTAINING 2.276 ACRES AS PER PLAT OF CALLAHAN OVERLOOK FOUND AT PLAT BOOK 118, PAGE 704, et seq, FOUND IN THE AFORESAID COUNTY'S REAL ESTATE RECORDS, AND WHICH IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE.

THIS CONVEYANCE MADE SUBJECT TO SIXTY FOOT INGRESS/EGRESS EASEMENTS OVER AND ACROSS LINKS CIRCLE AND THOMAS LANE, AS DEPICTED ON THE AFORESAID PLAT; SAID EASEMENTS ARE INTENDED TO SERVE CALLAHAN OVERLOOK, ITS CONSTRUCTION AND DEVELOPMENT, AND ALL OF ITS FUTURE OWNERS AND RESIDENTS. SAID EASEMENTS AS WELL AS THE ROADS CONSTRUCTED AND CONTAINED WITHIN LINKS CIRCLE AND THOMAS LANE ARE PRIVATE AND SHALL BE MAINTAINED BY CALLAHAN OVERLOOK RESIDENTS. Parcel ID Number: 14N08 087 K. Subject to any Easements or Restrictions of Record.

Subject to all covenants, conditions, zoning ordinances, restrictions and easements of record.

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.

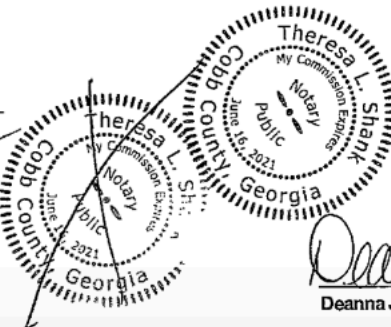
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public



Deanna Johnson (REAL)
Deanna Johnson