

Rec: \$25.00 TRANSFER TAX \$525.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 4604980040

Please return to Charles E. Dickenson, Jr., P.C. - Post Closing
PO BOX 4488, CANTON, GA 30114
File # CD22-016

STATE OF GEORGIA
COUNTY OF CHEROKEE

LIMITED WARRANTY DEED

THIS INDENTURE made this **22nd** day of **April, 2022**, between

THOMAS L. NORTH and SANDRA D. NORTH

as party or parties of the first part, hereinafter called Grantor, and

KARA ALEXANDRA PETEK and RICK COLBURN

as Joint Tenants with 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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREUPON, LYING AND BEING IN LAND LOT 606, 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING LOT 514, BRADSHAW FARM, UNIT 5A, PARKSIDE, PHASE I, AS PER THAT CERTAIN PLAT AT PLAT BOOK 53, PAGE 120 FOUND IN THE AFORESAID COUNTY'S REAL ESTATE RECORDS, AND WHICH IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE. 15N27B-051.

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 those claiming by and through Grantor only.

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

Signed, sealed and delivered this 22 day of April 2022 in the presence of:

Colleen J. [Signature]
Witness

[Signature]
Notary Public
My commission expires

[Attach Notary Seal]



[Signature] (Seal)
THOMAS L. NORTH

Sandra D. North (Seal)
SANDRA D. NORTH BY THOMAS L. NORTH,
HER DULY APPT'D ATTY IN FACT,
POA RECORDED HERewith

Sy Thomas L. North (Seal)
No Atty in fact

(Seal)