

Prepared by and upon recording return for:
 McDennell and Associates, PA
 P.O. Box 12245
 Columbia, SC 29211
 File # GA-22889627
 TAX/PARCEL ID: 067A 001 125

MAIL TAX STATEMENTS TO:
 Justin Gerardo
 230 Birmingham Road, Ball Ground, GA 30107

STATE OF GEORGIA

COUNTY OF PICKENS

eFiled & eRecorded
 DATE: 1/17/2023
 TIME: 8:00 AM
 DEED BOOK: 01352
 PAGE: 00590 - 00591
 TRANSFER TAX: \$544.90
 RECORDING FEES: \$25.00
 PARTICIPANT ID: 8127143204,7067927936
 CLERK: Jennifer Jordan
 Pickens County, GA
 PT61: 1122023000103

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 11 day of January, 2023, by and between **LGI Homes – Georgia, LLC**, a Georgia limited liability company, hereinafter referred to as Grantor, and **Justin Gerardo**, hereinafter referred to as Grantee.

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, Grantee's successors and assigns, all that tract or parcel of land more particularly described as follows:

ALL THAT TRACT or parcel of land lying and being in Land Lots 164, 178, 179 and 180 of the 4th District, 2nd Section, Pickens County, Georgia, and being Lot 25, The Tate Reserve Subdivision, as per plat recorded in Plat Book VV, Page 232, Pickens County, Georgia records, said plat by this reference being incorporated herein and made a part hereof for a complete legal description.

This property is granted subject to any easements and restrictions of record.

For Information Only:

Prior Instrument Reference: Being a portion of the same property conveyed to LGI Homes - Georgia, LLC a Georgia limited liability company by deed of The Tate Reserve, L.L.C. dated September 9, 2020 and recorded September 10, 2020 in Book 1234 at Page 852 in the Clerk of Superior Court for Pickens County, Georgia.

Parcel Number: 067A 001 125

Also known as: 230 Birmingham Road, Ball Ground, GA 30107

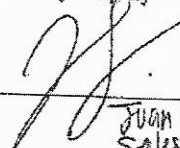
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, Grantee's successors and assigns, forever, in Fee Simple.

GRANTOR HEREBY WARRANTS to the Grantee that title to the subject real property described herein is the same quality which was received by the Grantor. Grantor's warranty is limited solely to matters arising from the acts or omissions of the Grantor occurring solely during the period of the Grantor's ownership of the subject real property. This limited warranty is binding upon the Grantor, its successors and assigns.

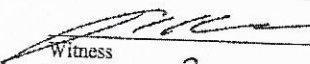
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IN WITNESS WHEREOF, Grantor by its duly authorized officer has hereunto set its hand and seal, the day and year above written.

LGI Homes - Georgia, LLC, a Georgia
limited liability company

BY: 
Name: Juan Villarreal
Title: Sales Manager

Signed, sealed and delivered in presence of:


Witness
Print Name Dania Elise

Notary Public: Meagan E. Hendricks
Printed Name: Meagan E. Hendricks
Walton County Georgia
My Commission Expires: 09/24/2023

