

PREPARED BY:

The Law Office of Edward J. Krug, Esquire
300 Corporate Center Drive, Ste. 130
Moon Township, PA 15108
GA # 547703

Return to:

Mortgage Connect, L.P.
260 Airside Drive
Moon Township, PA 15108
Order. # 1438731
Parcel ID #: 14N15B006

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made the 11th day of December, 2020, between ELIZABETH A. CHESTER N/K/A ELIZABETH GROVE, as party or parties of the first part, hereinafter called Grantor(s), and ELIZABETH GROVE AND JOSEPH GROVE, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, as party or parties of the second part, hereinafter called Grantee(s). (the words "Grantor" and "Grantee" shall include their respective heirs, successors, and assigns where the context requires or permits, and shall include the singular and plural, and the masculine, feminine, and neuter, as the context requires.)

WITNESSETH: That the said Grantor for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00), and other good and valuable consideration, cash in hand paid by Grantee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, release, convey and forever QUITCLAIM unto Grantee forever, all of Grantor's interest in and to,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated in the County of Cherokee, and state of Georgia, being more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING the same premises which Raymond L. Snyder and Diana M. Snyder, in deed dated April 24, 2012 and recorded April 30, 2012 in the Cherokee County Recorder's Office in Deed Book Volume 11804, Page 395, granted and conveyed to Elizabeth A. Chester, the Grantor herein

SUBJECT TO: all covenants, conditions, reservations, limitations, easements and restriction or agreements of record, if any, and to all applicable zoning ordinances and/or governmental restrictions, if any, affecting the same.

TOGETHER WITH all the appurtenances to and the estate and rights of Grantor in said premises.

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER § 48-6-2.

TO HAVE AND TO HOLD said described premises to Grantee, so that neither Grantor nor any person or persons claiming under or through the Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed, sealed and executed this deed, the day and year above written.

BY GRANTOR:

Elizabeth A. Chester N/K/A Elizabeth Shaw
ELIZABETH A. CHESTER N/K/A ELIZABETH
GROVE 12/11/2020

Signed, sealed and delivered in the presence of:

Christopher Chester
Unofficial Witness Signature

Christopher Chester
Printed name of Unofficial Witness

Allen M. Hoffman Jr.
Notary Public
Allen M. Hoffman Jr.

My commission expires: 5/20/24

