

Campbell & Brannon, LLC
3441 E. First Street
Blue Ridge, GA 30513
File No.: CN220102
(Phone No.: (404)939-9425)

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PARTICIPANT ID: 1663542869,0848497841
CLERK: Amy Johnson
Gilmer County, GA
PT61: 061-2022-2226
NOTE: LD

STATE OF GEORGIA
COUNTY OF FANNIN
PARCEL ID NUMBER: 3104 019H

Initial


LIMITED WARRANTY DEED

THIS INDENTURE, made on **27th day of May, 2022**, between

Amy M. Mills and Brian A. Mills

(hereinafter referred to as "Grantor") and

Andres Cruces

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

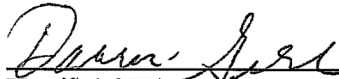
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

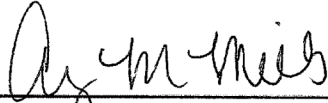
Limited Warranty Deed

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

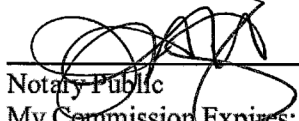
Signed, sealed and delivered in the presence of:




Unofficial Witness



Amy M. Mills



Notary Public
My Commission Expires: 6/24/25
[Attach Notary Seal]



Brian A. Mills



Limited Warranty Deed

EXHIBIT A

All that tract or parcel of land lying, being and situate in Land Lots 74 and 107, in the 7th District and 2nd Section of Gilmer County, Georgia, and being more particularly described as a 2.00 acre tract as shown and described on Plat of survey of record in Plat Book 45, Page 211, in the office of the Clerk of the Superior Court of Gilmer County, Georgia, which plat and the record thereof is made a part of this description by reference.

Being the same property as conveyed in that certain Trustee's Deed recorded at Deed Book 2106, Page 467, Gilmer County, Georgia records.

Two handwritten signatures in black ink. The top signature is a cursive 'SM' and the bottom signature is a cursive 'Bar'.

Limited Warranty Deed