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Brett Jones, Attorney at Law PC
146 River Street
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DATE: 8/10/2022
TIME: 10:26 AM
DEED BOOK: 02536
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PARTICIPANT ID: 6768123367
CLERK: Amy Johnson
Gilmer County, GA
PT61: 061-2022-3328
NOTE: LD

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF GILMER

FILE #: 22C1264

THIS INDENTURE made this 5th day of August, 2022, between Betty Nell Ward f/k/a Betty B. Jones of the County of Folk and State of Georgia, and Fred Lamar Jones of the County of Whitfield and State of Georgia and Martin Kelly Jones of Vancouver BC, as party or parties of the first part, hereinunder called Grantor, and MAZA Construction, LLC a Georgia Limited Liability Company 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 and valuable considerations 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.

All that tract or parcel of land lying and being in Land Lot 111, 112 & 142 of the 11th District, 2nd Section of Gilmer County, Georgia, and being designated as Lot 3040 of Eagle's Mountain Resort, Unit 93, containing 0.57 acres, more or less, and being more particularly described on plat of survey prepared by Burns L. Jeffries, GRLS #2036, dated October 6, 1987 and recorded in Plat Book 16, Page 15, Gilmer County, Georgia Records. Said plat is incorporated herein by reference for a more complete legal description.

This conveyance is subject to the Declaration of Restrictions by Eagle's Mountain Resort, Inc., filed May 15, 1984 and recorded in Deed Book 138, Page 448, Gilmer County, Georgia Records and as amended in Deed Book 143, Page 721, Deed Book 147, Page 145, Deed Book 168, Page 340, Deed Book 172, Page 474 and in Deed Book 175, Page 112, said records; as further supplemented and/or amended of record.

This Deed is given subject to all easements and restrictions of record.

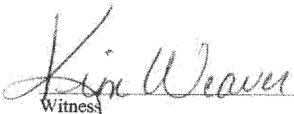
This is the same property which was conveyed to Betty B. Jones by Warranty Deed, dated December 3rd, 1988, and recorded in Deed Book 235, Page 629, Gilmer County, Georgia records. Betty B. Jones is now known as Betty Nell Ward who has full authority to transfer the above-described property to Grantee herein.


TO HAVE AND TO HOLD the said tract or parcel of land, together 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.

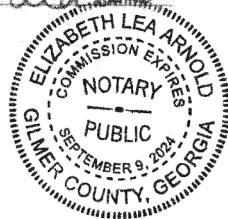
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named Grantor.

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

Signed, sealed and delivered in presence of:


Witness


Notary Public
(NOTARY SEAL)




Betty Nell Ward f/k/a Betty B. Jones (SEAL)


Fred Lamar Jones (SEAL)