

Rita Harkins
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CLERK OF COURTS
Lumpkin COUNTY

Real Estate Transfer Tax
Paid : \$ 1900.00
PT-61 093-2026-000331

Return To:
GANEK LLC, F/K/A GANEK PC
Steve Golden
2325 Lakeview Parkway, Suite 450
Alpharetta, GA 30009
Phone: (404) 939-9919 Fax: (678) 528-3903
AL260042-B
Tax Parcel ID: 080 233

Initial
HLJG

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 18th day of February, 2026 between **CHERYL A. REYENGER AND RICHARD N. REYENGER**, as party or parties of the first part, hereinafter called Grantor, and **HUEY L JOHNSON, JR.**, 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 AND OTHER GOOD AND VALUABLE CONSIDERATION ——— (\$10.00) DOLLARS 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 1186 and 1094 of the 12th District, 1st Section of City of Dahlonega, Lumpkin County, Georgia and being Lot 956 of Achasta, Bear Paw Ridge, Unit 9A, as per Plat of Survey prepared by Geoimage, LLC dated August 4, 2008, recorded August 12, 2008 in Cabinet One, Slide 168, Plat 155-161, Lumpkin County, Georgia Records.

Which currently has the address of: **448 Golden Bear Pass, Dahlonega, GA 30533**

This conveyance is made subject to the following:

- 1. Ad Valorem real property taxes and assessments for 2026 not yet due and payable and subsequent years.
- 2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

HLJG