

After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 22-020



Deed

Doc: WD

Recorded 01/31/2022 10:19AM

Georgia Transfer Tax Paid : \$865.00

Beverly Logan

Clerk Superior Court, Athens-Clarke County, Ga.

Bk 05328 Pg 0079-0080

Penalty:

space above line for recording

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 26TH day of January in the year two thousand and twenty two, between **J. DARREN COOK and WENDY J. COOK**, of the County of Athens-Clarke and State of Georgia, as party or parties of the first part, hereinafter called "Grantors," and **AMANDA SINKWICH**, of the County of Athens-Clarke and State of Georgia, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other 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, together with all improvements thereon, situate, lying and being in the 216th District, G.M., Athens-Clarke County, Georgia, as shown on a plat entitled "Survey for Falling Creek Investment Company", dated July 28, 1987, prepared by Landmark Engineering Corporation, said plat being incorporated herein by reference, and being more particularly described as follows:

Beginning at an iron pin on the Northerly right of way of Fortson Drive, said iron pin being 100.0 feet Westerly of the right of way of Springdale Street as measured along and around said Northerly right of way of Fortson Drive, and running thence along said right of way North 86 degrees 00 minutes 00 seconds West 74.80 feet to an iron pin; thence North 01 degrees 03 minutes 00 seconds East

98.24 feet to an iron pin; thence North 25 degrees 12 minutes 00 seconds East
89.27 feet to an iron pin; thence South 61 degrees 49 minutes 54 seconds East
50.20 feet to an iron pin; thence South 03 degrees 22 minutes 06 seconds West
160.80 feet to the beginning iron pin.

Together with the rights and obligations under that certain Joint Driveway
Agreement between Christopher R. Peterson and Kay Y. Perry dated February 4,
2008 and recorded in Deed Book 3456, Page 274, in the Office of the Clerk of the
Superior Court of Athens-Clarke County, Georgia, as amended in Deed Book
4276, Page 368, said Clerk's Office.

The dwelling situate upon said tract of land is known as 112 Fortson Drive
according to the present system of numbering houses in Athens-Clarke County,
Georgia.

The above described property is conveyed subject to any easements, rights of way,
restrictions, reservations and all other matters of record.

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 the said Grantee forever in FEE
SIMPLE.

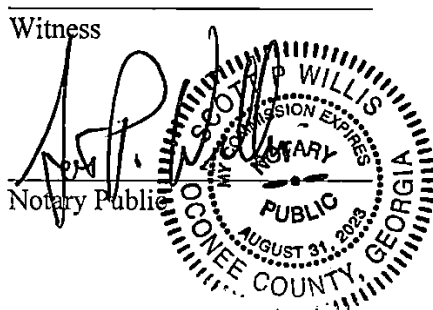
AND GRANTOR WILL WARRANT and forever defend the right and title to the above
described property unto Grantee against the claims of any persons owning, holding or claiming
by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and
year above written.

Signed, sealed and delivered in presence of:



Witness





J. DARREN COOK (SEAL)



WENDY J. COOK (SEAL)