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Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

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File No.: W200894PM
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"A"

Legal Description



STATE OF GEORGIA
COUNTY OF CHEROKEE

WARRANTY DEED

THIS INDENTURE, made on **8th day of September, 2020**, between

Wayne M. Hotchkiss

(hereinafter referred to as "Grantor") and

Hunter W Hotchkiss

(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 confirmed, and by these presents does grant, bargain, sell and convey and confirm unto Grantee,

All that tract or parcel of land lying and being in Land Lot 924 of the 15th District, 2nd Section, Cherokee County, Georgia, being Lot 75, Block "D", The Magnolias at Ridgewalk, Phase One, as per Plat recorded in Plat Book 72, Pages 120-122, Cherokee County Records, which recorded Plat is incorporated herein by reference and made a part of this description.

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.

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 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 whomsoever.

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:

A handwritten signature in cursive script, appearing to read 'Kaitlin Smith'. Below the signature is the printed text 'Unofficial Witness'.

Wayne M. Hotchkiss

A handwritten signature in cursive script, appearing to read 'Wayne M. Hotchkiss'.

Notary Public
My Commission Expires

A handwritten signature in cursive script, appearing to read 'Lizzi Hall'. Below the signature is the date '7-14-2024'.

wayne.hotchkiss/Wayne Hotchkiss/2020-09-08 14:52:56