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JUDY ODOM
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UNION COUNTY

Judy D. Odom

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Map & Parcel No. 005 001

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P.O. Box 1549
Blue Ridge, GA 30513

29,254

STATE OF GEORGIA
COUNTY OF FANNIN

LIMITED WARRANTY DEED
(With Rights of Survivorship)

THIS INDENTURE, made this 26th day of April, in the year of our Lord Two Thousand Nineteen, between DORTHY IMOGENE ROGERS A/K/A JEAN ROGERS, of the first part, and ALZA L. PHILLIPS, JR. and SHERI D. PHILLIPS, of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said parties of the second part, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lots 48 and 49 of the 8th District, 1st Section of Union County, Georgia, designated as Tract 2, containing 13.221 acres, Tract 4, containing 0.011 acre and Tract 5, containing 0.046 acre, as shown on a plat of survey dated September 5, 2018, by Cleveland & Cox Land Surveying, LLC, Roger L. Owenby, G.R.L.S. No. 2763, recorded in Plat Book 71, Page 161, in the office of the Clerk of Superior Court of Union County, Georgia. Reference is hereby made to said recorded plat of survey for the purpose of incorporating same herein and for a more complete metes and bounds description of the property herein described.

The above described property is conveyed subject to any and all easements and rights-of-way as shown on the aforementioned plat of survey and as appearing of record.

The property herein conveyed is a portion of that conveyed by Warranty Deed dated June 3, 1987, to Jean Rogers, recorded June 25, 1987, in Deed Book 152, Page 441, Union County Deed Records.

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 parties of the second part, forever, in Fee Simple.

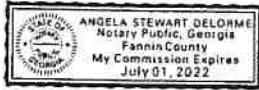
AND THE SAID party of the first part, for her successors and/or assigns, executors and administrators, will defend the right and title to the above described property, unto the said parties of the second part, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year above written.

Signed, sealed and delivered in the presence of:

Marianne Jones
Witness

Angela Stewart DeLorme
Notary Public
My Commission Expires:



Dorothy Imogene Rogers (Seal)
Dorothy Imogene Rogers aka Jean Rogers,
by and through her Attorney-in-Fact, Kathy
McElreath, by Durable Power of Attorney dated
September 21, 2017
aka Jean Rogers
By Kathy McElreath