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3022661 M&P: 0025 029 A24

Limited Warranty Deed

STATE OF GEORGIA
COUNTY OF FANNIN

THIS INDENTURE, made this 22nd day of December, in the year of our Lord Two Thousand and Twenty-Two between Richard Mize and Jennifer Mize, of the County of Fannin, and the State of Georgia of the first part and Roos Property Investments LLC, of the County of Fannin, and State of Georgia of the second part:

WITNESSETH: That the said party of the first part, for and in consideration of the sum of Twenty-Five Dollars (\$25.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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, their heirs and assigns all the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 149 and 176, of the 8th District, 1st Section of Fannin County, Georgia, and being more particularly described as Lot 19 of Emelia Estates Subdivision, as shown on a plat of survey by Rochester & Associates, Inc., GRLS No. 2763, recorded in Plat Hanger C-353, Pages 3-4, of the Fannin County, Georgia records, which plat by reference thereto shall be fully incorporated herein and made a part hereof.


This conveyance is subject to all zoning ordinances, easements, covenants, conditions, restrictions, reservations or rights of way of record; if any.

TO HAVE AND TO HOLD, the said bargained premises, 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 party of the second part, his heirs and assigns forever in Fee Simple.

And the said party of the first part will warrant and forever defend the right and title to the above-described property unto the said party of the second part, his heirs and assigns, against the lawful claims of all person whomsoever.


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

Signed, sealed and delivered in the presence of:


Witness


Notary Public


Richard Mize


Jennifer Mize

