Ref Q&H File No. 21383

QUARTERMAN, HODSON & ASSOCIATES, P.C.
Attorneys and Counselors at Law
1671 Meriweather Drive, Suite 103
Watkinsville, GA 30677
TEL: (706) 543-7777
FAX: (706) 543-1844
www.qhalaw.net

Recorded 04/30/2021 02:06PM
Georgia Transfer Tax Paid : $250.00
Kelli Paradise Smith Clerk Superior Court
OGLETHORPE COUNTY, GA.
Bk 00149 Pg 0904-0905
PT61: 1092021000282
Penalty:
Interest:

[Space Above Line Reserved For Recording Information]

STATE OF GEORGIA
OCONEE COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE made and entered into as of the 23rd day of April, 2021, by and between **Betty Jo Goff,** as Grantor, and **Peyton Van Carlisle**, as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that the said Grantor, for and in consideration of the sum of One and No/100 ($1.00) Dollar 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, the real property being more particularly described as follows:

All that tract or parcel of land, situate, lying and being in the 1303rd G.M.D., Oglethorpe County, Georgia, being known and designated as Lot 1, Block "A," Phase One, Creekside Subdivision according to a plat of survey prepared by James M. Paul, Georgia Registered Land Surveyor, dated February 12, 2003, as recorded in Plat Book A290, Page 8, in the Office of the Clerk of the Superior Court of Oglethorpe County, Georgia.
Reference is hereby made to the aforesaid plat and to the record thereof for all purposes of description and identification and for all other purposes allowed by law.

Property is subject to all easements; rights of way; setbacks; covenants and all restrictions of record, if any.

TO HAVE AND TO HOLD the said described Property with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns, in Fee Simple. The said Grantor warrants and will forever defend the right and title to the above described Property unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever owning, holding or claiming by, through or under the Grantor.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=78526462&key1=149&key2=904&county=109&countyname=OGLETHORPE&userid=63957... 1/1

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IN WITNESS WHEREOF, the Undersigned Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Bk 00149 Pg 0905

Signed, sealed and delivered
in the Presence of:

Witness

Betty Jo Goff (SEAL)
Betty Jo Goff

Notary Public

THERESA MASSEY
Commission Expires
10-22-2021
NOTARY
PUBLIC
ID 079418
Desoto County
STATE OF MISSISSIPPI