FILED IN OFFICE
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KELLI PARADISE SMITH
CLERK OF COURT
OGLETHORPE COUNTY, GEORGIA
2011-10

000516

Recorded
Book 21H Page 82
Date 03/31/2011
Kelli Paradise Smith, Clerk
Oglethorpe County, Georgia

Oglethorpe County, Georgia
Real Estate Transfer Tax
Paid $ 0
Date 03/31/2011
Clerk of Superior Court

PT-61 109-2011-000189

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF OGLETHORPE

THIS INDENTURE, made the 31ST day of March, in the year of 2011, between

James A. Faust & Josephine C. Faust

of the State of Georgia, as parties of the first part, hereinafter called Grantor, and

Margaret F. Burt

as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars (10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, the following described property

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All that tract or parcel of land lying and being in the 233rd District, G. M., Oglethorpe County, Georgia, containing 92.82 acres, more or less, and being shown as Lot No. 4 of a subdivision of the Faust Estate recorded in Plat Book 2 at page 234, Oglethorpe County, Georgia Records; which plat is made a part hereof by reference thereto.

This being the same property acquired by John T. Faust, Jr. by Executor's Deed of Assent recorded in Deed Book 5-M at page 129, Oglethorpe County, Georgia Records; being designated ad described as Tract II in said Deed.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said described property, 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 said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My commission expires: 4-5-2014
(Notary Seal)

STEVE MCCANNON
NOTARY PUBLIC
MY COMMISSION EXPIRES
APRIL 5, 2014
OGLETHORPE COUNTY, GEORGIA

GRANTOR:

James A. Faust (SEAL)

Josephine C. Faust (SEAL)