

BOOK 492
 DATE 7-13-04
 W.E. "Bill" McCallister, III, Clerk

FILED IN OFFICE
 HART SUPERIOR COURT
 2004 JUL 13 PM 12: 25
 (Carolyn) Sulman
 DEPUTY CLERK

After recording return to:
 THE GORDON LAW FIRM
 415 East Howell Street
 Post Office Box 870
 Hartwell, Georgia 30643

Hart
 182.30
 7-13-04
 Carolyn Sulman
 Clerk of Superior Court

STATE OF GEORGIA
 COUNTY OF HART

WARRANTY DEED
 With Right of Survivorship

THIS INDENTURE, made this 12th day of July, 2004, between Charlie I. Wilson and Jill K. Wilson of Hart County, Georgia, hereinafter referred to as Grantors, and James C. Seymour and Betty H. Seymour of Hart County, Georgia, hereinafter referred to as Grantees:

WITNESSETH: That the Grantors 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 and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the Grantees as joint tenants, 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 said survivor, the following property, to-wit:

All that lot or parcel of land, with improvements located thereon, lying and being in the 112th G.M. District, Hart County, Georgia, containing 0.715 of an acre, more or less, and being known and designated as Lot Three (3), Phase 1, Clearview Subdivision. Said lot or parcel of land is more particularly shown and delineated by a plat of survey dated June 14, 2004, prepared by Bauknight & Associates, Inc., W. State Bauknight, Georgia Registered Land Surveyor, recorded in Plat Book 33, at Page 252, Hart County, Georgia Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

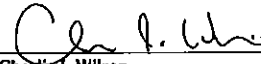
Also conveyed herein is a perpetual, non-exclusive easement along the 60' proposed street (known as "Clearview Road" as shown on the above-referenced plat of survey for the purpose of providing a right of ingress and egress from County Road #206 ("Laurel Drive") to the above-described property.

This property is the same as that conveyed to Charlie I. Wilson and Jill K. Wilson by Ragnar M. Skarsaune and Sandra K. Skarsaune in a Warranty Deed dated June 22, 2001, recorded in Deed Book 382, at page 625, Hart County, Georgia Records.

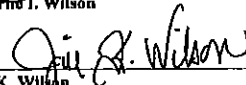
TO HAVE AND TO HOLD the said tract or parcel of land with all singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of the Grantees as joint tenants, for and during their natural lives, and upon the death 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 said survivor.

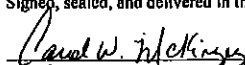
AND THE Grantors, their executors and administrators will warrant and forever defend the right and title to the above described property, unto the Grantees, as hereinabove provided, against the claims of any and all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

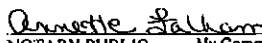

 _____ (SEAL)
 Charlie I. Wilson

Signed, sealed, and delivered in the presence of:


 _____ (SEAL)
 Jill K. Wilson



 WITNESS



 NOTARY PUBLIC, My Commission Expires 1/21/2008

THE GORDON LAW FIRM

467

RECORDED
 108 657
 7-13-2012

12.50
 7-13-2012

CLERK OF SUPERIOR COURT
 HART COUNTY, GEORGIA

7-13-2012
 Conroy

After Recording, return to: Todd C. Townsend, F.C., Attorney at Law, P.O. Box 423, Karnesville, GA 30643 (706) 377-2433

Warranty Deed
 (WITH RIGHT OF SURVIVORSHIP)
 GEORGIA, HART COUNTY

THIS INDENTURE, made this 18th day of June in the Year of Our Lord Two Thousand Twelve between Jim W. Winn and Jane W. Winn, as parties of the First Part, and James C. Seymour and Betty H. Seymour, as parties of the Second Part.

WITNESSETH: that the said parties 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 does grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants with right of survivorship, 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 said survivor, the following property:

All that lot or parcel of land, situate, lying and being in the 1112th G.M. District, Hart County, Georgia, containing 0.358 of an acre, more or less, and being known and designated as Lot No. 2B, Phase I, Clearview Subdivision on a Plat by Bauknight & Associates, Inc., Land Surveyors, dated June 15, 2012, recorded at Plat Book 34, Page 332 in the Office of the Clerk of Superior Court of Hart County, Georgia, and being a portion of the property conveyed to Jim W. Winn and Jane W. Winn by Charles H. Strickland, Sr. and Barbara H. Strickland by Warranty Deed dated August 16, 2000, recorded at Deed Book 387, Pages 623-624, in said Clerk's Office.

The above described lot is conveyed subject to those Restrictive Covenants contained in a Warranty Deed August 13, 1999, recorded at Deed Book 343, Page 93 and re-recorded at Deed Book 347, Pages 222-223, in the Office of the Clerk of Superior Court of Hart County, Georgia. Said Restrictive Covenants are hereby incorporated herein by reference and made a part hereof.

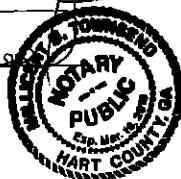
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said parties of the Second Part, as joint tenants with right of survivorship, 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 said survivor.

AND THE SAID parties of the First Part, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the Second Part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the First Part have hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
 Notary Public



[Signature] (SEAL)
 Jim W. Winn

[Signature] (SEAL)
 Jane W. Winn

Date: 4/24/12

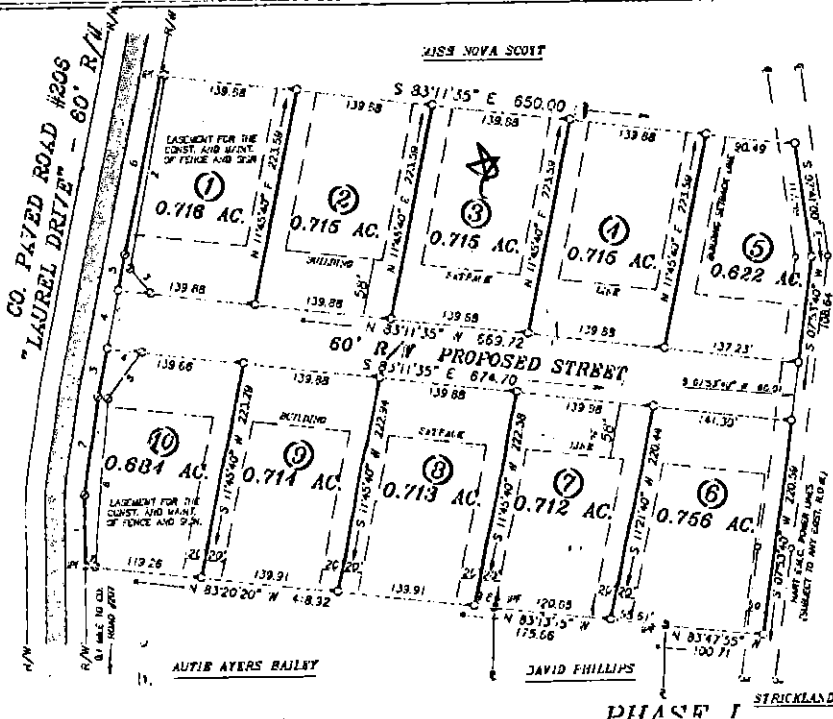
Approval not required in accordance with the Land Development Standards of Hart County

COURSES ALONG CO. RD. #206

LINE	BEARING	DISTANCE
1	N 00°26'55" E	71.93
2	N 08°29'55" E	101.44
3	N 11°33'05" E	49.38
4	N 11°33'05" E	50.21
5	N 11°33'05" E	36.52
6	N 11°48'05" E	187.07

COURSES AROUND FENCE EASEMENT

LINE	BEARING	DISTANCE
1	S 83°11'35" E	5.00
2	S 10°57'49" W	220.54
3	S 38°58'55" E	32.83
4	S 83°11'35" E	35.00
5	S 38°58'55" W	58.18
6	S 05°03'35" N	172.48
7	N 83°20'20" W	9.99



REC'D IN FIELD
HART SUPERIOR COURT
99 FEB 20 PM 3 25
DEPUTY CLERK
2/23/98
995
2/23/98

STRICKLAND

SURVAYOR'S NOTES:

- 1) THIS PLAT IS SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS HERETOFORE GRANTED.
- 2) THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY FEMA MAP COMMUNITY PANEL #150487 0303 A.
- 3) 1/8" REBAR ARE SET AT ALL CORNERS UNLESS SPECIFIED OTHERWISE.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A SOKKIA SET SA TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET AND AN ANGULAR ERROR OF 1.2 SEC PER ANGLE POINT AND HAS ADJUSTED USING THE PLS. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 250,000 FEET.

I HEREBY CERTIFY THAT IN MY OPINION

