



Approximately .68 ac
being cut off from 1.93
ac tract



JONES ST

CREST CIR

Recorded 10/15/2018 03:10 Deed Doc: WD

Georgia Transfer Tax Paid : \$299.00
MELISSA B. HOLBROOK 0592018001096
Clerk Superior Court, FRANKLIN County, Ga.
Bk 01319 Pg 0345-0346

Return Recorded Document to:
Vandiver & Kaufman, LLC
5330 Vickery Street
Lavonia, Georgia 30553

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Franklin

File #: 1808127A

This Indenture made this 5th day of October, 2018 between **Martha M. Owens**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Gerald Voyles**, as party or parties 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 the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations 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,

SEE EXHIBIT "A" ATTACHED

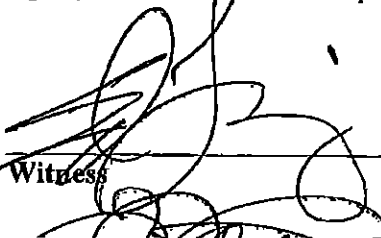
This Deed is given subject to all easements and restrictions of record, if any.

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 Grantee forever in **FEE SIMPLE**.

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

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

Signed, sealed and delivered in the presence of:


Witness

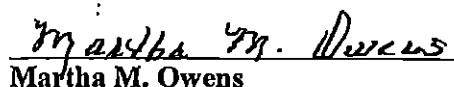
 (Seal)
Martha M. Owens

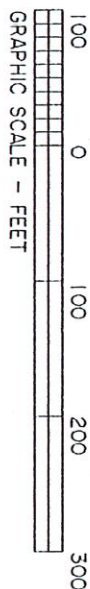
EXHIBIT "A"*m m. Q.*

All that tract or parcel of land lying, situate and being in the 206th G. M. District of Franklin County, Georgia, and being within the corporate limits of the City of Lavonia, being identified as TRACT 1, CONTAINING 1.93 acres, more or less, on that certain plat of survey prepared by Russell Bartlett, GA RLS No. 2114, for Gerald Voyles and Christopher E. Doerr, dated August 20, 2018 and filed for record in Plat Book 30, Page 580, Franklin County, Georgia records. Said plat and the record thereof are incorporated herein by reference and made a part of this description.

Subject to and with the benefit of such easements as delineated on said plat from Jones Street (State Route 17) and from Silo Lane.

Being a portion of the lands conveyed to Martha M. Owens by Executors Deed dated April 6, 2007 and recorded in Deed book 879, pages 331-332, Franklin County, Georgia records.

efiled & eRecorded
 DATE: 9/21/2018
 TIME: 9:51 AM
 PLAT BOOK: 00030
 PAGE: 00580
 RECORDING FEE: 8.00
 PARTICIPANT ID: 0732962370
 CLERK: Melissa Holbrook
 Franklin County, GA



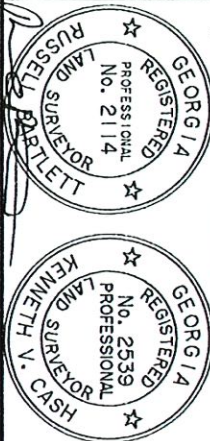
THIS BLOCK RESERVED FOR THE CLERK OF COURT

SURVEYORS CERTIFICATION
 As required by subsection (c) of O.C.G.A. Section 13-6-67, I, the undersigned, am a duly licensed and sworn surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed by the appropriate governmental bodies, by any means approved by the State Board of Professional Engineers and Land Surveyors, or by any other means approved by the State Board of Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 13-6-91.

CITY OF LAVONIA OFFICIAL

Date

SURVEYED BY:
 BARTLETT & CASH LAND SURVEYORS, INC.
 RUSSELL N. BARTLETT - KENNETH V. CASH
 RLS NO. 2114
 2805 HISTORIC HWY 17
 WOODSTOCK, GA 30189
 COA NO. LSF001222
 (706) 779-5047



CHRISTOPHER E. DOERR
GERALD VOYLES
 DIVISION SURVEY FOR:

TOTAL AREA = 5.26 ACRES

REFERENCE:
 DEED BOOK 879, PAGE 331,
 DEED BOOK 256, PAGE 748.

COUNTY: FRANKLIN, GEORGIA
 GMD: 206, CITY: LAVONIA
 DATE: 20-AUG-2018 MAPPED: 19-SEPT.-2018
 SCALE: 1" = 100'
 FB: 364
 JOB: MO17.CRD; MO1718.PL
 FILE: RIGGINS, GERALD

THIS SURVEY MADE WITH A NIKON TOTAL STATION.
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
 A CLOSURE PRECISION OF ONE FOOT IN 36889 FEET,
 AND AN ANGULAR ERROR OF 0"003" PER ANGLE.
 AND WAS ADJUSTED BY ANGLE BALANCING.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 379372 FEET.

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 FILE: RIGGINS, GERALD

ANDREWS DRIVE
 (FORMERLY CREST DRIVE)
 40' R/W

TRINITY CUSTOM HOMES, LLC
 DEED BOOK 879, PAGE 331
 PLAT BOOK 27, PAGE 743

H. CARATH PROPERTIES LLP
 (DOLLAR GENERAL STORE)
 DEED BOOK 1089, PAGE 188
 PLAT BOOK 29, PAGE 483

TRACT 2
3.34 AC.

TRACT 1
1.93 AC.

