

Type: STATE LAND RECORDS
Recorded: 4/16/2020 10:51:00 AM
Fee Amt: \$295.00 Page 1 of 2
Transfer Tax: \$270.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID(s): 2252090439,
7067927936

BK 9310 PG 572 - 573

AFTER RECORDING, RETURN TO:

Zack A. Rice
Boling Rice LLC
207 Pirkle Ferry Road
Cumming, GA 30040
#78068

STATE OF GEORGIA

COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE is made as of **April 15, 2020**, between **Lucian Lamar Sneed and Glenda B. Sneed** (hereinafter referred to as "Grantor") and **Douglas S. McIntyre and Susan L. McIntyre, as Joint Tenants with Right of Survivorship** (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All that tract or parcel of land lying and being in Land Lot 1104 of the 3rd District, 1st Section of Forsyth County, Georgia, being Unit 606, Building 14, of As Built Survey for Newbury Development Subdivision, as per plat recorded in Plat Book 76, pages 162-167, Forsyth County, Georgia Records. Reference to said plat is hereby made for a complete description of the property herein described. Said property is improved property known as 606 Somerton Place, according to the present system of numbering property in Forsyth County, Georgia.

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

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

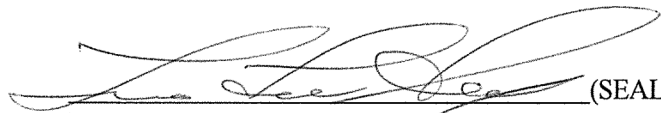
EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

(SEAL)

 (SEAL)

Lucian Lamar Sneed

 (SEAL)

Glenda B. Sneed