

Type: STATE LAND RECORDS  
Recorded: 4/16/2021 10:29:00 AM  
Fee Amt: \$25.00 Page 1 of 1  
Transfer Tax: \$0.00  
Forsyth County, GA  
Greg G. Allen Clerk Superior Ct

After recording please return to:  
Reese-Beisbier & Associates, PC  
407 East Maple Street, Suite 204  
Cumming, GA 30040

Participant ID: 9878518337

**BK 10083 PG 273**

**QUIT CLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF FORSYTH**

**THIS INDENTURE**, made this 15<sup>th</sup> day of April, in the year of our Lord Two Thousand and Twenty-One, between Richard Lee Thomas of the County of Forsyth and State of Georgia, hereinafter referred to as GRANTOR, and Jessica Varner Thomas of the County of Forsyth and State of Georgia, hereinafter referred to as GRANTEE,

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten 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 bargained, sold and by these presents does remise convey and forever QUIT-CLAIM unto Grantee and Grantee's heirs and assigns, all the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 703 AND 738, 2<sup>ND</sup> DISTRICT, 1<sup>ST</sup> SECTION, FORSYTH COUNTY, GEORGIA, BEING 2.7 ACRES, TRACT 5B, FAIRFIELD FARMS SUBDIVISION, AS SHOWN ON PLAT OF SURVEY FOR DAVID ROUSSELL BY JOHN L. LEWIS, III, GA RLS NO. 1751, DATED 04-21-97, AS RECORDED IN PLAT BOOK 50, PAGE 97, FORSYTH COUNTY RECORDS, SAID PLAT INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

**TO HAVE AND TO HOLD**, the said bargained premises, to the Grantee, so that neither the Grantor nor Grantor's heirs, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

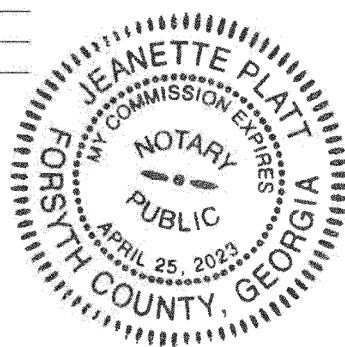
Signed, sealed and delivered  
in the presence of:

Richard Lee Thomas  
Witness

Notary Public: \_\_\_\_\_  
My Commission Expires: 4/25/23

(NOTARY SEAL)

Richard Lee Thomas, GRANTOR



<b>SECTION A – SELLER'S INFORMATION (Do not use agent's information)</b>			<b>SECTION C – TAX COMPUTATION</b>		
SELLER'S LAST NAME Thomas	FIRST NAME Richard	MIDDLE Lee	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 1400 Squire Lane			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$10.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Cumming, GA 30041 USA		DATE OF SALE 4/15/2021		1A. Estimated fair market value of Real and Personal property	
<b>SECTION B – BUYER'S INFORMATION (Do not use agent's information)</b>			2. Fair market value of Personal Property only	\$10.00	
BUYER'S LAST NAME Thomas	FIRST NAME Jessica	MIDDLE Varner	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1400 Squire Lane			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Cumming, GA 30041 USA		Check Buyers Intended Use (X) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
<b>SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))</b>					
HOUSE NUMBER & EXTENSION (ex 265A) 1400		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Squire Lane			SUITE NUMBER
COUNTY FORSYTH		CITY (IF APPLICABLE) Cumming		MAP & PARCEL NUMBER N/A	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
<b>SECTION E – RECORDING INFORMATION (Official Use Only)</b>					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

**ADDITIONAL BUYERS**

None