

BK 1715 PG 0211

Safetrans File No.: 199435

Customer File No.: HLR1166

FORSYTH COUNTY, GEORGIA

Filed July 7, 2000 @ 12:15 PM

Recorded 7-10-2000

Douglas Sarrells  
Clerk Superior Court *mc*

Forsyth County, Georgia  
Real Estate Transfer Tax

Paid 278.00

Date July 7, 2000

Douglas Sarrells By  
Clerk of the Superior Court

*pd.*

After Recording Please Return To:  
The Law Office of James Scott Sibold  
1730 Mount Vernon Road 00-261  
Dunwoody, Georgia 30338  
(770) 399-1820 McLaughlin

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF Forsyth

**This Indenture**, made this 30th day of JUNE, 2000, between Stephen C. Warren and Audrey C. Warren, husband and wife of the County of Forsyth, State of Georgia, as party of the first part, hereinafter called "Grantor" and Mike McLaughlin and Kathy McLaughlin Joint Tenants with Right of Survivorship of the County of Forsyth, State of GEORGIA 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 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, all of Grantor's interest in and to the following:

See Exhibit A

**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

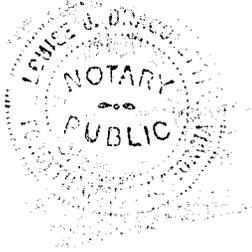
Sherry Meyrick  
Witness

Stephen C. Warren (Seal)  
Stephen C. Warren

Audrey C. Warren (Seal)  
Audrey C. Warren

[Signature] (Seal)  
Notary Public  
Notary Public, Forsyth County, Georgia.  
My Commission Expires August 19, 2001.

\_\_\_\_\_ (Seal)



01715  
0212

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### EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING IN BEING IN LAND LOT 1005 OF THE 2ND DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA, BEING LOT 64 OF GRAND CASCADES SUBDIVISION SUBDIVISION, UNIT V AS PER PLAT RECORDED IN PLAT BOOK 45, PAGE 84-87 AND AS FURTHER RECORDED AT PLAT BOOK 60, PAGES 5-8, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.