

Rec: \$25.00 TRANSFER TAX \$480.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 3270213572 SubmitterID: 7067927936

Return Recorded Document to:

Hartmanlaw, LLC
145 Towne Lake Parkway
Suite 200
Woodstock, GA 30188

Parcel Number: 03N12C 432

FILE #: W-22-545

**LIMITED
WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this **6th day of May, 2022**, between **Thomas A. Dowless and Cheryl H. Dowless**, of the County of **CHEROKEE**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **John C. Peters and Karen A. Peters**, as joint tenants with rights of survivorship and not as tenants in common, 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).

W I T N E S S E T H 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 receipts 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 Grantees, as joint tenants and not as tenants in common, 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 described property

All that tract or parcel of land lying and being in Land Lot 1022 of the 3rd District, 2nd Section of Cherokee County Georgia, and being Lot 32, Woodmont Unit 5 (aka Gaddis Road Tract), as per plat thereof recorded at Plat Book 118, Pages 1870-1877, Cherokee County, Georgia records, which plat is by reference incorporated and made a part hereof.

Parcel ID: 03N12C 432

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

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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 Grantees, as joint tenants and not as tenants in common,

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.

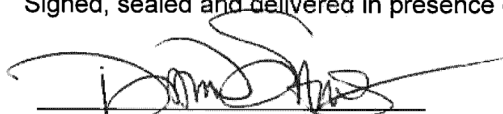
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

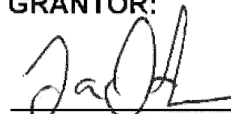
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

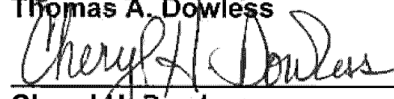
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

GRANTOR:


Witness


Thomas A. Dowless (SEAL)


Cheryl H. Dowless (SEAL)


Notary Public

