



Doc ID: 002295360002 Type: WD
Recorded: 07/16/2018 at 04:16:00 PM
Fee Amt: \$12.00 Page 1 of 2
Transfer Tax: \$0.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts
BK **1259** PG **744-745**

Angela Stewart DeLorme, P.C.
Attorney at Law
P.O. Box 1549
Blue Ridge, GA 30513

24,439 nts/dpo

**STATE OF GEORGIA,
COUNTY OF FANNIN.**

LIMITED WARRANTY DEED

THIS INDENTURE, made this 13th day of July, in the Year of Our Lord Two Thousand Eighteen, between **BIG CREEK OVERLOOK, LLC**, a Georgia limited liability company, of the first part, and **BIG CREEK OVERLOOK PROPERTY OWNERS ASSOCIATION, INC.**, a Georgia nonprofit corporation, of the second part;

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, and convey unto the said party of the second part, the following described property:

Tract One:

All that tract or parcel of land lying and being in Land Lot 233 of the 7th District, 2nd Section of Fannin County, Georgia, and being the well site consisting of 0.01 acre as shown on that certain plat of survey for Revised Lot 21 prepared by Lane S. Bishop, G.R.L.S. No. 1575, recorded in Plat Book E457, page 3, Fannin County Deed Records. Said recorded plat is hereby made a part of this deed by reference thereto for a more complete description of the property herein conveyed.

Tract Two:

All that tract or parcel of land lying and being in Land Lots 233 & 234 of the 7th District, 2nd Section of Fannin County, Georgia, and being the well site shown on that certain plat

of survey for Revised Lot 16 prepared by Lane S. Bishop, G.R.L.S. No. 1575, recorded in Plat Book E317, page 8, Fannin County Deed Records. Said recorded plat is hereby made a part of this deed by reference thereto for a more complete description of the property herein conveyed.

Also conveyed herewith are all of the Grantor's rights, title and interest in and to the wells and water system for Big Creek Overlook as well as a permanent and perpetual right-of-way easement for ingress and egress over and across the subdivision roads for access to the above described well sites.

The above described property is a portion of that property conveyed by Warranty Deed from James W. Steffke and Lorene C. Steffke, as Trustees of the Steffke Family Revocable Trust U/T/A dated August 15, 2003, as amended, to Big Creek Overlook, LLC, recorded in Deed Book 999, page 217, Fannin County Deed Records.

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 party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its successors and/or assigns, executors and administrators, will warranty and forever defend the right and title to the above described property, unto the said party of the second part, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above written.

Signed, sealed and delivered
in the presence of :

Big Creek Overlook, LLC:

Marianna Landis
Witness

James W. Steffke (Seal)
By: James W. Steffke, as Co-Trustee of the
Steffke Family Revocable Trust, Manager

Ginger L. Walker
Notary Public

Lorene C. Steffke (Seal)
By: Lorene C. Steffke, as Co-Trustee of the
Steffke Family Revocable Trust, Manager

