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Hall County, GA

STATE OF GEORGIA
COUNTY OF FORSYTH

LIMITED WARRANTY DEED

THIS INDENTURE, made on 15th day of June, 2023, between

Kim A. Cook

(hereinafter referred to as "Grantor") and

~~Patrick Cash and Lorraine Cash,~~

~~Patrick Cash and Lorraine Cash,~~ as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that, lot, tract and parcel of land lying and being situated in Land Lot 14 of the 12th Land District, Hall County, Georgia, being all that property shown on a survey entitled "Riley Chambers Estate" dated November 06, 1990, revised and updated June 28, 1991, prepared by Donald Williams, Georgia Registered Land Surveyor recorded in Plat Slide 88, Page 3A and in Plat Slide 186, Page 202A, Hall County, Georgia plat records which said plat is hereby incorporated by reference and made a part of this description Less and Except: That certain property described in that Warranty Deed from Richard W. Beggs and Vicki H. Beggs to Michael C. Zalewski and Ruth Ann Zalewski recorded in Deed Book 1963, Page 108, of the Hall County, Georgia deed Records. Less and Except: That 0.14 acres conveyed by that Quit-Claim Deed from Meghan Cook and Kim Cook to Jeremy Miller and Amanda Miller recorded in Deed Book 7439, Page 500, of the Hall County, Georgia deed Records. Said property is currently designated as 6539 Ransom Free Road according to the present system of numbering property by the Hall County Tax Assessor's Office.

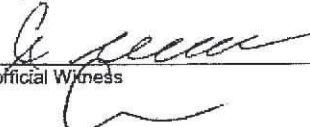
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Kim A. Cook

Notary Public
Commission expires: _____

