

After Recording Return To:

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1001 Riverside Drive, Suite A
Gainesville, GA 30501

File No.: HT23-0056

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STATE OF GEORGIA
COUNTY OF HALL

WARRANTY DEED

THIS INDENTURE, made this 25th day of August, 2023, between

Caroline Elizabeth Mullis

of the State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and

The Denise Renae Jackson Revocable Living Trust

of the State of GEORGIA, 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).

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, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to restrictive covenants and general utility easements of record.

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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

Commission Expires: 03/25/2027

[Signature] (SEAL)
Caroline Elizabeth Mullis

PEDRO FIGUEROA
NOTARY PUBLIC, STATE OF NEW YORK
01F10003719
QUALIFIED IN KINGS COUNTY
COMMISSION EXPIRES MARCH 25, 2027

EXHIBIT "A"

Legal Description

File Number: HT23-0056

All that tract or parcel of land lying and being in Glades 403 GMD of Hall County, Georgia, consisting of a 1.13 acre tract of land fronting on the Northeasterly right-of-way of Reservoir Drive and labeled "Common Area" according to a plat of Stone Creek at the Reservoir recorded in Plat Book 842, Page 85, Hall County, Georgia Records, reference to said plat of survey and the record thereof being hereby made for a more complete legal description.

The above-described property is conveyed subject to the following restrictive covenants:

1. For a period of five years from and after the date of this deed, the above-described property shall not be developed or disturbed and no structures may be placed thereon, other than a maximum of two driveways which conform to the same standards applicable to driveways in the Stone Creek at the Reservoir Subdivision.
2. Grantor and its successors and assigns may place and maintain landscaping on the above-described property within twenty-five feet of the boundary line between the above-described property and the Stone Creek at the Reservoir Subdivision beginning at a point 350 feet from Cornelia Highway. The landscaping is to be installed at the expense of Grantor, its successors or assigns pursuant to a landscaping plan furnished to and approved by Grantee. Grantee may not disturb such landscaping for a period of three years from the date of this deed except as is reasonably necessary for the construction of driveways as allowed under Covenant 1 above, and to allow Grantor, its successors and assigns, reasonable access for maintenance of same.