

Return Recorded Document to:
Key & Gordy, P.C.
P.O. Box 2210
LaGrange, GA 30240
File #: 23RE0191

eFiled & eRecorded
DATE: 3/31/2023
TIME: 1:09 PM
DEED BOOK: 02148
PAGE: 00225 - 00226
RECORDING FEES: \$25.00
INTANGIBLE TAX: \$180.50
PARTICIPANT ID: 7857956349
CLERK: Stacy K. Haralson
Harris County, GA
PT61: 0722023000415
NOTE: WD

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF TROUP

This Indenture made this 30 day of March, 2023, between

LAURA M. BRIDGES and ROBERT T. BRIDGES

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

PINE MOUNTAIN CLUB CHALETS INC.

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 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 that tract or parcel of land lying and being in Land Lot 39 of the 3rd Land District of Harris County, Georgia, being Lot 66, Section Three, Property of Pine Mountain Club Chalets, Inc., as shown on plat of survey of said subdivision recorded in Plat Book 4, Page 212, Troup County, Georgia Records, said plat of survey being incorporated herein and made a part hereof by reference thereto for the purpose of a more complete and accurate description.

Subject to those Covenants and Restrictions as recorded in Deed Book 53, Page 144-145, Harris County, Georgia, Deed Records.

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 owning, holding or claiming by, through or under the said Grantor.