

E-Filed By:
Haralson County Clerks Office
Clerk of Courts Amy R. Muse
03/22/2024 04:52 PM
Deed Book: 01409
Page: 0391-0392
Participant IDs:
5145157442
7067927936
\$25.00 RECORDING FEE
\$150.00 TRANSFER TAX
PT61:071-2024-000367



Return Recorded Document to:
Christina R. Jenkins, LLC
10 South Erwin Street
Cartersville, GA 30120
File No: 240155erj

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HARALSON

THIS INDENTURE, made the **22nd day of March, 2024**, between **William Gregory Van Zyck** of the State of Georgia and County of **Haralson** party of the first part, and **Joseph Zachary Nix** of the State of **Georgia** and County of **Haralson** party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods 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 and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 710 AND 771 OF THE 20TH DISTRICT AND 3RD SECTION OF HARALSON COUNTY, GEORGIA, CONTAINING 20.10 ACRES, AND BEING MORE PARTICULARLY SHOWN AND DELINEATED AS TRACT 2 ON THAT CERTAIN PLAT OF SURVEY ENTITLED. "BOUNDARY SURVEY FOR VICTOR P. ROCKHILL, III," DATED MARCH 30, 2020, PREPARED BY GEORGIA & WEST, INC., CERTIFIED BY MICHAEL D. CRAWFORD, GRLS#3125, AND RECORDED WITH THE CLERK OF THE SUPERIOR COURT OF HARALSON COUNTY, GEORGIA, AT PLAT BOOK 50, PAGE 43, WHICH SURVEY AND THE RECORD THEREOF ARE EACH INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION AS IF FULLY SET OUT HEREIN.

ALSO INCLUDED HERewith IS ALL THAT TRACT OR PARCEL CONSTITUTING THE PROPOSED INGRESS/EGRESS EASEMENT AS SHOWN AND DELINEATED ON THAT CERTAIN PLAT OF SURVEY ENTITLED, "BOUNDARY SURVEY FOR: VICTOR P. ROCKHILL, III," DATED MARCH 30, 2020, PREPARED BY GEORGIA & WEST, INC., CERTIFIED BY MICHAEL D. CRAWFORD, GRLS#3125, AND RECORDED WITH THE CLERK OF THE SUPERIOR COURT OF HARALSON COUNTY, GEORGIA, AT PLAT BOOK 50, PAGE 43, WHICH SURVEY AND THE RECORD THEREOF ARE EACH INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION AS IF FULLY SET OUT HEREIN.

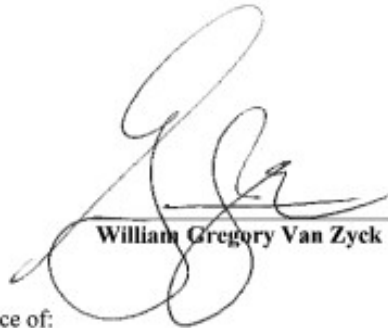
ALSO INCLUDED HERewith IS ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 708, 709, 710, 771, 772, AND 773 OF THE 20TH DISTRICT AND 3RD SECTION OF HARALSON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY SHOWN AS THAT CERTAIN EASEMENT ACCORDING TO A PLAT OF SURVEY FOR THOMAS W. FRIDDELL AND VICTOR P. ROCKHILL, III DATED 30, 1996, BY ARTHUR F. SHADIX. GEORGIA REGISTERED LAND SURVEYOR NO 1687, RECORDED IN PLAT BOOK 24, PAGE 118, HARALSON COUNTY, GEORGIA RECORDS, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF THE METES, BOUNDS, COURSES AND DISTANCES OF SAID PROPERTY. SAID EASEMENT IS THE SAME EASEMENT AS DESCRIBED IN THAT CERTAIN WARRANTY DEED, DATED OCTOBER

29, 1996, FROM JOHN O DAVIS AND JAMES F. BENNETT TO VICTOR P. ROCKHILL, III AND JOYCE P. FRIDDELL AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF HARALSON COUNTY, GEORGIA AT DEED BOOK 371, PAGE 722.

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, his heirs and assigns, forever, in FEE SIMPLE.

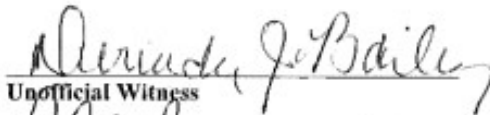
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through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

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



William Gregory Van Zyck

Signed, sealed and delivered in the presence of:



Unofficial Witness


Notary Public, HARALSON COUNTY 10/31/24

