

Return recorded document to:

Wilson Hamilton LLC
589 Highland Crossing
East Ellijay, GA 30540
File No.: E-23-1049-CD

eFiled & eRecorded

DATE: 1/9/2024

TIME: 12:27 PM

DEED BOOK: 02653

PAGE: 00188 - 00189

RECORDING FEES: \$25.00

TRANSFER TAX: \$1500.00

PARTICIPANT ID: 9734359602

CLERK: Amy Johnson

Gilmer County, GA

PT61: 061-2024-000057

LIMITED WARRANTY DEED

STATE OF
COUNTY OF

Georgia
Gilmer

THIS INDENTURE is made January 8, 2024, between **Howard Caston, as Trustee of the Howard Caston Trust Agreement dated May 11, 2006, as last amended and restated on January 19, 2016** ("Grantor"), and **Patrick M. O'Brien and Heather Anne O'Brien**, as Joint Tenants with Right of Survivorship ("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 consideration, 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 Grantee, the following described property:

All that tract or parcel of land lying and being in the 25th District, 2nd Section, Land Lot 181, Gilmer County, Georgia, being Tract 12, containing 14.770 acres, more or less, and Tract 13, containing 1.00 acre, more or less, of Noah Corbin Estates, as shown on a plat of survey by Marcus Eugene Cook, GRLS No. 1935, dated March 27, 1987, last revised May 20, 1987, and recorded in Plat Book 15, Page 119, Gilmer County Records, to which reference is hereby made for a more complete and accurate legal description.

For informational purposes only: Map Parcel No. 3004A 012,

TOGETHER WITH right of ingress, egress and utility easement along existing roads to the subject property; AND SUBJECT TO all existing easements, restrictions, reservations and rights of way of record.

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Chain of Title: This being the same property as was conveyed to Grantor herein by Limited Warranty Deed from Howard C. Caston dated July 14, 2021 and recorded in Book 2405, Page 27, Gilmer County 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 Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the above described property unto Grantee against the claims of all persons claiming by, through or under Grantor, but against none other.

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

Cindy J. West
Unofficial Witness

[Signature]
Notary Public

Howard Caston, as Trustee of the Howard Caston Trust Agreement dated May 11, 2006, as last amended and restated on January 19, 2016

BY: [Signature]
Howard Caston
Trustee

