

DEED PREPARED BY:

Tyler S. Hoyt, LLC
11175 Cicero Dr
Suite 100
Alpharetta, GA 30022
(404) 935-1220

SUBJECT PROPERTY:

1140 Old Colvard Valley Rd.
Aragon, GA 30104
Tax Parcel ID: 047-148H and 047-148U

AFTER RECORDING RETURN TO:

Tyler S. Hoyt
Tyler S. Hoyt, LLC
11175 Cicero Dr
Suite 100
Alpharetta, GA 30022
File Number: 104437

DOC# 002492
FILED IN OFFICE
9/20/2023 03:01 PM
BK:1868 PG:559-559
STACIE M. BAINES
CLERK OF SUPERIOR COURT
POLK COUNTY

REAL ESTATE TRANSFER
TAX PAID: \$500.00

(SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION)

(SPACE ABOVE THIS LINE FOR RECORDING INFORMATION)

WARRANTY DEEDPT-61 115-2023-001595

State of Georgia
County of Fulton

THIS INDENTURE, Made the 18th day of September, 2023, between Kenneth L Thomas, as party or parties of the first part, hereinafter called Grantor, and Corbin Chase Stewart and Susan Stewart, as joint tenants with rights of survivorship and not as tenants in common, 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 and No Cents (\$10.00) AND OTHER 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 lots 198 and 247 of the 21st district and 3rd section of Polk County Georgia being that certain 9.25 Acre tract as shown on that plat of survey prepared for Kenneth Thomas by Elbert H Angel, G.R.L.S. #1742 dated May 18th 2007 recorded in Polk county plat book AA page 242 which plat is hereby referred to and made apart hereof by reference. AND ALSO


All that tract or parcel of land lying and being in land lots 198 and 247 of the 21st district and 3rd section of Polk County Georgia being part of lot 13 of Dean Ayers property being 21.84 Acres as shown on that plat of survey prepared for Kenneth Thomas by Elbert H Angel dated G.R.L.S. # 1743 dated March 30, 2006 recorded in Polk county plat book z page 203 which plat is hereby referred to and made a part hereof by reference.

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

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Kenneth L Thomas (Seal)


Notary Public Tyler S. Hoyt
My Commission Expires: March 16, 2025



Exhibit "B"

