

eFiled & eRecorded
DATE: 12/17/2024
TIME: 9:00 AM
DEED BOOK: 01092
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RECORDING FEES: \$25.00
TRANSFER TAX: \$275.00
PARTICIPANT ID: 6768123367
CLERK: Donna Flood
Murray County, GA
PT61: 105-2024-001402
**LIMITED
WARRANTY DEED**

Return Recorded Document to:
Brett Jones, Attorney at Law, PC
146 River Street
Ellijay, GA 30540

STATE OF ~~GEORGIA~~ *FLORIDA*
COUNTY OF ~~Gilmer~~ *Miami Dade*

FILE #: 24C0979

THIS INDENTURE made this 12 day of December, 2024, between Et-Ysl Owner, LLC, a Delaware Limited Liability Company, as party or parties of the first part, hereinafter called Grantor, and Rhonda Moss and Joseph Soto 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 AND NO/100 DOLLARS (\$10.00) 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 the City of Chatsworth and located in Land Lots 132 & 167 of the 9th District, 3rd Section of Murray County, Georgia, and being designated as Lot 83 of Clear Creek Village and being more particularly described on plat of survey prepared by David A. Glass, GRLS #2822, dated September 28, 2006 and recorded in Plat Book 42, Page 134, Murray County, Georgia Records. Said plat is incorporated herein by reference for a more complete legal description.

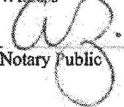
This Deed is given subject to all easements and restrictions of record.

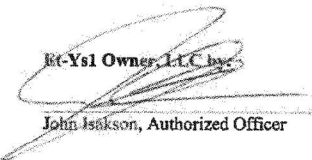
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

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 by, through and under the above named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:


Witness

Notary Public (NOTARY SEAL)


Et-Ysl Owner, LLC by
John Jackson, Authorized Officer (SEAL)



AIALA ZACHARIN
Notary Public
State of Florida
Comm# HH470006
Expires 12/4/2027

