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MARIETTA, GEORGIA 30064
File # 23-188R

STATE OF GEORGIA
COUNTY OF COBB

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Paulding County, GA

LIMITED WARRANTY DEED

THIS INDENTURE, made the 17th day of March, 2023, between

DAVID B. WIGGINS ,

as party or parties of the first part, hereinafter called Grantor, hereinafter referred to as Grantor, and

CAMERON NEWELL and DEBBY NEWELL ,
as Joint Tenants with Rights of Survivorship

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 (\$10.00) and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, convey and confirm unto said Grantee the following described property:

All that tract or parcel of land lying and being in Land Lot 329 of the 3rd District, 3rd Section of Paulding County, Georgia, being Lot K21, Unit K, Bentwater, as per plat of survey recorded in Plat Book 37, Page 143, as revised in Plat Book 45, Page 44, Paulding County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

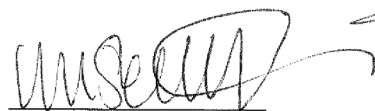
TO HAVE AND TO HOLD said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

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 claiming by and through Grantor.

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

Signed, sealed and delivered
in the presence of:

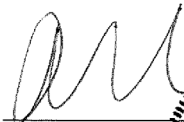
GRANTOR



DAVID B. WIGGINS

(Seal)

Witness



Notary Public
My Commission expires
(NOTARY SEAL)

