

Type: WD
Recorded: 5/31/2023 1:41:00 PM
Fee Amt: \$275.00 Page 1 of 2
Transfer Tax: \$250.00
Floyd County Superior Court
Barbara H. Penson Clerk

Participant ID(s): 3270213572,
7067927936

BK 2799 PG 119 - 120

Return Recorded Document to:
Hartmanlaw, LLC
481 East Main Street
Cartersville, GA 30121

Parcel Number: I08-090

FILE #: C-23-240

**LIMITED
WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA
COUNTY OF BARTOW

THIS INDENTURE made this **26th day of May, 2023**, between **Karen B. Masters**, of the County of **FLOYD**, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Rebel J. Larney and Renee L. Rimsa**, 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 AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land situated, lying and being in Land Lot 294 of the 5th District and 4th Section of Floyd County, Georgia, and being more particularly described as follows:

To find the point of beginning, commence at the intersection of the center line of Perry Road (formerly known as Little Haywood Road), with the south line of Land Lot 294; thence running northeasterly, along the centerline of Perry Road, a distance of 2240.0 feet; thence south 76 degrees, 08 minutes east, a distance of 15.0 feet to a point on the easterly right of way of Perry Road, which is the TRUE POINT OF BEGINNING; thence, from said beginning point, running south 76 degrees 08 minutes east, 151.45 feet to a point; thence north 32 degrees 01 minutes east, 137.0 feet; thence north 45 degrees 25 minutes west, 49.5 feet to a point; thence north 73 degrees 00 minutes west, 102.0 feet to a point on the easterly right of way of Perry Road; thence south 30 degrees 42 minutes west, along the easterly right of way of Perry Road, 168.3 feet to the POINT OF BEGINNING.