

EXHIBIT " B "

BOOK-324825
FILED IN OFFICE
7/18/2022 03:04 PM
BK:1320 PG:432-434
JUDY ODOM
CLERK OF COURT
UNION COUNTY

Judy O. Odom

REAL ESTATE TRANSFER
TAX PAID: \$275.00
PT-61 144-2022-001745

(Space Above This Line Reserved for Recording Information)

RETURN RECORDED DOCUMENT TO:

Blue Ridge Law
4805 Old Highway 76
P.O. Box 2670
Blue Ridge, Georgia 30513
File # 12742 MELILLO-CAROLL SQL
9-1-75
ID#: 035 050 A

STATE OF GEORGIA
COUNTY OF FANNIN

**LIMITED WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

THIS INDENTURE, Made as of the 14th day of July, in the year of our Lord, 2022, between Susan K. Melillo, as party of the first part, hereinafter referred to as "Grantor," and John Carroll and Laurie Carroll, as parties of the second part, hereinafter referred to as "Grantees" (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS 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 parties of the second part, 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 lying and being in the 9th District, 1st Section, Land Lot 75, Union County, Georgia, containing a total of 2.267 acres and being shown as Tract One (1.515 acres) and Tract Two (0.752 acres) on a plat of survey by Cleveland Land Surveying, Inc., G.R.L.S. No. 2894, dated December 20, 2005, recorded in Plat Book 58, Page 199, Union County, Georgia records, to which reference is hereby made for a more complete and accurate legal description.

Being and intended to be all that property conveyed by Warranty Deed dated November 22, 2013, from Peter Protis and Christianne Protis a/k/a Christianne

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432

Key to Ronald C. Melillo and Susan K. Melillo (as Joint Tenants With Rights of Survivorship), recorded November 22, 2013, in Deed Book 961, Page 603, Union County Deed records. Ronald C. Melillo departed this life February 14, 2017 a resident of Union County, Georgia. [See Deed Book 1065, Pages 599-600 and Deed Book 1067, Pages 35-37, Union County Deed records]

The above-described property is subject to all existing easements, restrictions, reservations, rights of way and other matters of title of record, including but not limited to the matters shown below (if any):

Boundary Line Agreement as stated in Deed Book 652, Pages 538-539, Union County Deed records.

The property is subject to the following restrictions:

1. There shall be no mobile homes on the property.
2. There shall be no junk cars kept on the property.

Non-exclusive perpetual easement for ingress and egress to the above described property to and from Whispering Pines Road, as more particularly described in Deed Book 175, Page 116 and Deed Book 652, Page 54, Union County Deed records.

All easements, restrictions and rights of way (including rights of others, if any, in and to the use of same) as shown on plat recorded in Union County Records in Plat Book 58, Page 199; Plat Book 58, Page 211 and Plat Book U, Page 297. .

Electric line right-of-way easement to Blue Ridge Mountain Electric Membership Corporation recorded in Union County Records in Deed Book 639, Pages 703-704.

Affidavit as stated in Deed Book 1067, Pages 35-37; and Deed Book 1065, Pages 599-600, Union County Deed records.

Riparian rights, if any, of others in and to water located on or adjacent to the above-described property.

Grant of Transmission Line Easement as stated in Deed Book 00, Page 297, Union County Deed records.

Grant of Flowage Easement as stated in Deed Book EE, Pages 153-155, Union County Deed records.

Grant of Highway Easement as stated in Deed Book EE, Pages 156-157, Union County Deed records.

Power of Attorney as stated in Deed Book 606, Page 507, Union County Deed records.

Limited Power of Attorney as stated in Deed Book 961, Page 602, Union County Deed record.

30 foot proposed easement and the 100 foot transmission line as shown on said plat as stated in Deed Book 652, Page 540, Union County Deed records.

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 as stated in Deed Book 867, Page 248, Union County Deed records.

Easement Deed recorded in Deed Book 175, Page 116, Union County Deed records.

Grant of Transmission Line Easement at Deed Book 00, Page 297, Union County Deed records.

TO HAVE AND TO HOLD, The said bargained premises, 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 parties of the second part, 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.


AND THE SAID Grantor, for its heirs, executors, administrators, and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantees, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

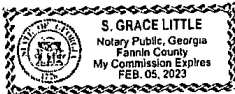
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, as of the 14th day of July, 2022.

Signed, sealed and delivered
this 14th day of July, 2022
in the presence of:


(SEAL)
SUSAN K. MELILLO


Witness


Notary Public
My Commission Expires: _____



[AFFIX NOTARIAL SEAL]