

Type: WD
Kind: WARRANTY DEED
Recorded: 5/19/2022 7:36:00 AM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Fannin Co. Clerk of Superior Court
DANA CHASTAIN Clerk of Courts

Participant ID: 7178086017

BK 1505 PG 257 - 258

After recording return to:
Doss & Associates
Attorneys at Law, LLC
P.O. Box 1277
Blue Ridge, Georgia 30513

Deed Preparation Only
No Title Search Performed
No Title Insurance Afforded

*****Space above intended for recording purposes only*****

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FANNIN

THIS INDENTURE, Made this the 17th day of May, in the Year of our Lord, Two
Thousand Twenty-Two, (2022) between ***Bay to Bay Development, LLC, a Florida Limited
Liability Company***, as party of the first part, and ***Jonica Gap, LLC, a Florida Limited Liability
Company***, as party of the second part;

WITNESSETH: That said parties of the first part, for and in consideration of the sum of
TEN AND NO/100s 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,
has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and
convey unto the said party of the second part, in fee simple, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot No. 11, 12,
25 & 26 of the 8th District and 1st Section of Fannin County, Georgia and being more
particularly described as Tract No. 1, containing 68.018 acres of land, more or less, and Tract No.
2, containing 22.729 acres of land, more or less, of Owenby Creek Estates, as shown on that plat
of survey by Sibley-Miller Surveying & Planning, Inc., Larry G. Sibley, G.R.L.S. No. 2682,
dated March 30, 2016, and being recorded in Plat Hanger E-495, Pages 4-5, in the Office of the
Clerk of Superior Court of Fannin County, Georgia. Pursuant to O.C.G.A. 44-2-28, reference is
hereby made to said recorded plat of survey for the purpose of incorporating same herein for a

more complete metes and bounds description of the property herein conveyed.

THIS CONVEYANCE IS MADE SUBJECT TO and together with the right of ingress and egress, all covenant, easements, restrictions, rights-of-way, zoning, local ordinances, and subdivision regulations as set forth in said plat of survey or as appearing of record.

THE ABOVE DESCRIBED PROPERTY is a portion of the property that was conveyed from Joey Owenby to Jane Owenby Ware and Judy Owenby by Quit Claim Deed dated January 19, 2017. Said deed is recorded in Deed Book 1196, Pages 112-114, in the Office of the Clerk of Superior Court of Fannin County, Georgia.

THE ABOVE DESCRIBED PROPERTY is a portion of that property that was conveyed from Joey Owenby to Jane Owenby Ware and Judy Owenby by Quit Claim Deed dated January 19, 2017. Said deed is recorded in Deed Book 1196, Pages 115-117, in the Office of the Clerk of Superior Court of Fannin County, Georgia.

THE ABOVE DESCRIBED PROPERTY is the same property conveyed from Jane Owenby Ware and Judy Owenby to Bay to Bay Development, LLC by Limited Warranty Deed dated March 31, 2022. Said deed is recorded in Deed Book 1495, Pages 718-720, in the Office of the Clerk of Superior Court of Fannin County, Georgia.

Map/Parcel No. 0008 008A

TO HAVE AND TO HOLD the said described 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 party of the second part.

AND THE SAID party of the first part, her heirs, executors, successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, as hereinabove provided, against the claims of all persons whomsoever.

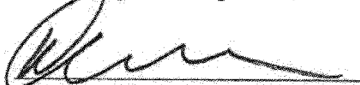
IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in our presence.


Unofficial Witness Penny S. Scales


Notary Public. Penny S. Scales

Bay to Bay Development, LLC

 (SEAL)
Keith R. Grove, Managing Member

