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05/06/2022 04:30 PM
RITA HARKINS, CLERK
SUPERIOR COURT
LUMPKIN COUNTY, GA

REAL ESTATE
TRANSFER TAX
PAID: 50.00

PT-61 093-2022-001102

After Recording Return To:
Hurley Elder Care Law
100 Galleria Parkway, Suite 650
Atlanta, Georgia 30339

Deed Preparation Only
1865620565
PARTICIPANT ID

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE, made this 29th day of April, 2022, between

SANDRA ANN BIEL,

of the County of Lumpkin, and State of Georgia, as Party of the first part, hereinafter called Grantor, and

**LEE EDGAR BIEL AND LAUREN BIEL WILSON, TRUSTEES OF THE SANDRA A. BIEL
IRREVOCABLE TRUST DATED APRIL 29, 2022, AND ANY AMENDMENTS THERETO,**

of the County of Lumpkin, and State of Georgia as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires of permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 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, have granted, bargained, sold, alienated, conveyed, and confirmed, and by these presents does grant bargain, sell, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 271 and 273 of the 15th District, 1st Section of Lumpkin County, Georgia, consisting of 7.712 acres, more or less, and being more particularly set out as Parcel No. 4B on a plat of survey of Chestatee River Farms dated July 17, 1991, and most recently revised August 20, 1994, prepared by Morgan R. Mellette, Georgia Registered Land Surveyor. This plat is recorded in Plat Book 27, Page 157, Lumpkin County Records, and is incorporated herein by reference for a more detailed description.

Property address: 133 Elkmont Drive
Dahlonega, Georgia 30533

Parcel ID: 091-096

This property is conveyed subject to all restrictions and easements of record, if any.

TO HAVE AND TO HOLD the 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 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 owning, holding or claiming by, through or under said Grantor.

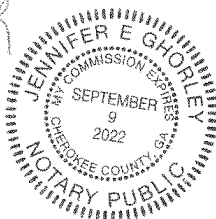
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

SANDRA ANN BIEL (SEAL)

Jennifer E. Ghorley, Notary Public
My Commission expires September 9, 2022
[Notary Seal]



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