

Legal Description, EXHIBIT _____

Property known as 809 Moon Bridge road, Winder, GA
Barrow County Tax Parcel ID: XX080 040A
Deed Book and Page: 2713 473
Approximately 49.51 acres, Zoned AC per Tax Assessor

After Recording Return to:
Misty Freeman
Estate of Brandy Manders
611 Wellington Dr
Winder, GA 30680

RECORDED 11/30/2022 1:07 PM Recpt:014022
DEED - FROM ESTATE
DEED BOOK 2713 PAGES 473 - 474
FILING FEES: \$25.00 TRANSFER TAX: \$0.00
PTB1: 007-2022-006098
Jane J. Jones, Superior Court Clerk, Barrow County, GA

Administrator's Deed

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 9th day of November, 2022, between, Misty Freeman as administrator of the Estate of Brandy Dawn Manders deceased, hereinafter called Grantor, and Hubert L. Manders and Beverly Manders, 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 purchase price hereinafter set forth 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 Grantee, the following described property:

All right, title and interest in and to 49.513 acre Tract No 1, shown in Survey dated July 17, 2001, prepared by Paul E. Borders, Registered Land Surveyor, a copy of which is attached hereto and incorporated herein by Exhibit "A". Previously referenced as follows: Book 709, Page 65; and Book 709, Page 143, Exhibit "A", Tract No. 1, 49.037 acres, as filed Superior Court, Barrow County, GA, the 22nd day of July, 2002

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.

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 the undersigned:

Debra Freeman
(Unofficial Witness)

Eva Powell
(Notary Public)

The Estate of Brandy Dawn Manders

By: *Misty Freeman* (Seal)
Misty Freeman, Administrator



FILED
SUPERIOR COURT GA
BARROW COUNTY GA
2022 NOV 30 PM 1:07
JANIE J. JONES, CLERK

Template:Administrators Deed.dot

Buyer's initials: _____

Seller's initials: *BM* _____