

RIGHT OF WAY DEED

State of Georgia
County of Towns

THIS INDENTURE, made this September 4, 2015 by and between, **Wendall Abrams, Lisa Moore, and Keith Jason**, being corporate officers of the The Perserve at Crooked Creek Property Owners Association, Inc. . of the First part, and **Towns County**, a political of the State of Georgia, Party of the Second Part.

Grantor(s) does (do) hereby grant and convey unto the Party of the Second Part, its successors or assigns, a sufficient width for a right of way fifty (50) feet in width along all roads in the Perserve at Crooked Creek Subdivision except **north of the junction of Bramshaw Court and New Forest Park, and the entire length of Minstead Ridge**, necessary for the construction and maintenance of said roads and also release(s) said Towns County from any claim of damage arising on account of construction and maintenance of said roads, or fills and embankments; ditches, culverts or bridges; on account of back waters; changes in courses of streams, or in any other manner.

Property herein granted is known as **The Perserve at Crooked Creek Subdivision**, and is more particularly described as lying and being in 17th District, 1st Section, and Land Lot 9 of Towns County, Georgia.

Grantor(s) hereby dedicate said road(s) to public use and will forever warrant and defend the title to the above granted property against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties of the First Part and the Party of the Second Part have hereunto set their hands and seals the day and year above first written.

Signed, sealed and delivered
In the presence of:

Andrea Anderson
Witness

Alisa Richard
Notary Public

My Commission Exp: 2-13-2019

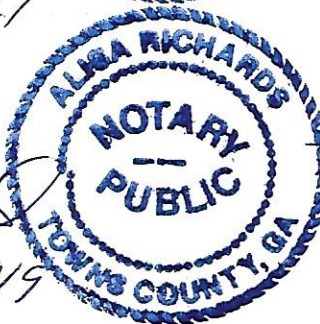


Wendall Abrams
Wendall Abrams, President

Andrea Anderson
Witness

Alisa Richard
Notary Public

My Commission Exp: 2-13-2019



Lisa Moore
Lisa Moore, Secretary

Andrea Anderson
Witness

Alisa Richard



Keith Jason
Keith Jason, Treasurer

Return to:
Cadman Robb Kiker, Jr.
P.O. Box 1713
Clarkesville, Georgia 30523
File No. Towns County

Deed prepared without benefit of
Title Examination

Towns County, Georgia
Real Estate Transfer Tax
PAID 2
DATE 9-24-24

Towns County, Georgia
Clerk's Office Superior Court
File for Record 9-24
2024, at 9:56 AM
Recorded 9-24 2024
In Book No. 734 Page 646
Cecil Dye, Clerk 647

RIGHT OF WAY DEED

STATE OF GEORGIA
COUNTY OF TOWNS

THIS INDENTURE, made between **The Preserve at Crooked Creek Property Owners Association, Inc. as Grantor**, of the State of Georgia and County of Towns of the First Part, and **Towns County**, a political subdivision of the State of Georgia, of the Second Part,

WITNESSETH, That the said party of the First Part, hereby grants and conveys unto the Part of the Second Part, its successors or assigns, a sufficient width for a right of way (50) feet in width all roads in the Preserve at Crooked Creek Subdivision necessary for construction and maintenance of said roads, or fill and embankments, ditches, culverts or bridges:

All those rights of way denoted and identified as roads within "The Preserve at Crooked Creek" Subdivision, as depicted on the subdivision plat of survey recorded with the Clerk of the Superior Court of Towns County, Georgia at Plat Book 37, Page 34-40, said plat being incorporated herein by reference hereto.

NOTE: The purpose of this deed is to correct the Right of Way Deed recorded with the Clerk of the Superior Court of Towns County, Georgia on December 10, 2015 at Deed Book 574 Page 530. Further, it is also to include all roads within the subject subdivision.

NOTE: Conveyance of the interest in this real property is subject to acceptance of this Right of Way Deed by the Sole Commissioner of Towns County, Georgia. Acceptance to be spread and recorded upon Minutes of the Commissioner of Towns County, Georgia

TO HAVE AND HOLD 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 them, the said party of the second part

AND THE SAID party of the first part, for their executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals.

Signed, sealed and delivered on this 9 day of Sept, 2024

Brenda McGinnis
Witness

Alisa Richards
NOTARY PUBLIC
My Commission Expires: 2-12-27

Wanda E. Baker
President



(Signatures Continue on Next Page)

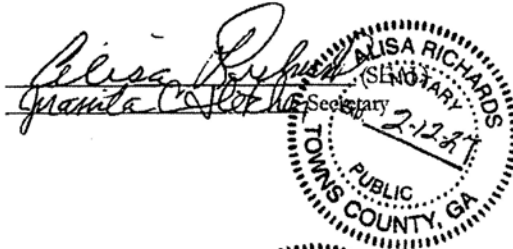
Burda M. G. in my

Witness

Alisa Richards

NOTARY PUBLIC

My Commission Expires: 2-12-29



Burda M. G. in my

Witness

Alisa Richards

NOTARY PUBLIC

My Commission Expires: 2-12-29



Corrected CB

This Right of Way Deed having been accepted by the Sole Commissioner of Towns County, Georgia this 17 day of Sept 24, 2022 with this Deed to be spread and recorded upon Minutes of the Commissioner of Towns County, Georgia

Attested to:

Burda M. G. in my

Clerk of the Commissioner of Towns County,
Georgia

**THIRD AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
THE PRESERVE AT CROOKED CREEK**

This Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve at Crooked Creek (hereinafter referred to as "Subdivision") is made this 25th day of November, 2018, by The Preserve at Crooked Creek Property Owners' Association, Inc, a Georgia non-profit corporation, hereinafter referred to as "the Association".

WHEREAS, the Original Declaration of Covenants, Conditions and Restrictions for The Preserve at Crooked Creek, said Declaration being dated April 4, 2007, and duly recorded in Deed Book 401, Pages 817-838 of the Towns County Records as amended by Amendment thereto dated May 10, 2010, and recorded in Deed Book 474, Pages 81-82 of the Towns County Records and as amended by the Second Amendment thereto dated October 27, 2010, and recorded in Deed Book 483, Pages 682-683 of the Towns County Records; and

WHEREAS, with the Approval from the Owners of not less than 75% of the Lots within the Subdivision, the Association desires to amend the Declaration as provided for herein.

NOW THEREFORE, the Association hereby amends the Declaration of Covenants, Conditions and Restrictions for The Preserve at Crooked Creek as follows:

ONE: Item One of Amendment to Declaration of Covenants, Conditions and Restrictions for The Preserve at Crooked Creek, dated May 10, 2010, pertaining to the deletion of Article II (General Covenants), Section B, 9, is hereby deleted in its entirety and in lieu thereof the provisions of said Section shall read as follows:

Only site built homes will be allowed on any lot. Modular or Manufactured homes may be allowed as provided in paragraph four (4) of the Property Rights section of these covenants. Each residence shall be constructed with at least 1800 square feet of heated living space exclusive of any carport, garage, basement, deck, patio or porches. If a residence has more than one story, the first floor must contain at least 1200 square feet of heated living space. No residence shall have more than two stories of heated living space excluding basements.

CERTIFICATION:

The undersigned, on behalf of the Association, do hereby certify that the Owners of more than 75% of the Lots within the Subdivision have, in writing, affirmatively approved this Third Amendment, as shown on the records of the Association.

IN WITNESS WHEREOF the Association has hereunto set its hand and seal on the date
hereinabove set forth

Executed or acknowledged
In the presence of:

The Preserve at Crooked Creek Property
Owners' Association, Inc.

Unofficial Witness

By: _____
Wayne Bicknell, President

Notary Public
My Commission Expires:

Attest: _____
Karen Benitez, Secretary