

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)

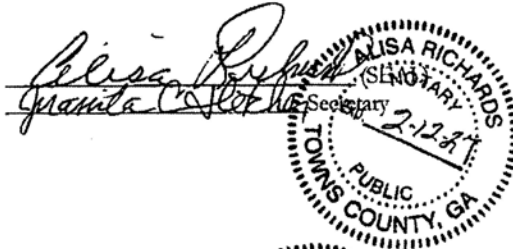
Burda M G inney

Witness

Alisa Richards

NOTARY PUBLIC

My Commission Expires: 2-12-29



Burda M G inney

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 inney

Clerk of the Commissioner of Towns County,
Georgia