

Return to PO Box 907460  
Gainesville, GA  
30501  
ATTN: LISA VAN METER

# STANDARD WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

000124

044382

THIS WARRANTY DEED is made this 30<sup>th</sup> day of October, 2005, by and between K. Todd and Lisa Van Meter, (hereinafter referred to as "Grantor"), and Thunder Trust, a Land Trust, Lisa E. Rozier, as Trustee, (hereinafter referred to as "Grantee"):

**WITNESSETH:** The Grantor, for and in consideration of the sum of one dollar (\$ 1.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain land situate in Hall County, State of Georgia, to wit:

All that tract and parcel of land, together with improvements thereon, lying and being in Land Lots 3 and 22 of the 12<sup>th</sup> Land District of Hall County, Georgia, being Lot 8 of Rivers Edge Subdivision, shown on Plat of Phase 1 Rivers Edge Subdivision, as per plat recorded in Slide 454, Page 127A, Hall County, Georgia Public Records. Also being more commonly known as 4633 Breakwater Drive, Gainesville, Georgia, 30506 according to the current method of numbering in and around Hall County, Georgia.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, except taxes accruing subsequent to December 31, 2005, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

Subject to security deed.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature] (Seal)  
Witness

[Signature] (Seal)  
Grantor: K. Todd Van Meter  
[Signature] (Seal)  
Grantor: Lisa Van Meter

Sworn to and subscribed before me of even date.

[Signature]  
Notary Public (SEAL)  
Notary Public, Hall County, Georgia  
My Commission Expires June 1, 2009

HALL COUNTY, Georgia  
Real Estate Transfer Tax

Paid \$ 0

Date 12-7-05

DWIGHT S. WOOD  
Clerk Superior Court

By [Signature]  
0692005011585

LT-2108B

GEORGIA, HALL COUNTY, CLERK  
SUPERIOR COURT FILED IN OFFICE  
AND RECORDED IN BOOK 5531  
PAGE (S) 124-126 THIS 7  
DAY OF December 2005 AT 2:18pm  
DWIGHT S. WOOD, CLERK BY [Signature]  
4557