

FILE NO.: F2928

STATE OF GEORGIA
COUNTY OF FORSYTH

Morris, Manning & Martin, LLP
307 Atlanta Highway
Cumming, Georgia 30040
(770) 781-3000

326

WARRANTY DEED

THIS INDENTURE, made this 31st day of October in the year of our Lord One Thousand Nine Hundred and Ninety Seven between

Scott A. Leetz

of the State of Georgia and County of Hall, hereinafter referred to as GRANTOR, and

Frank P. Przybylski

of the State of Georgia and County of Hall, hereinafter referred to as GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten (\$10.00) DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

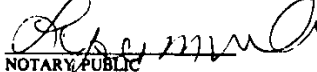
Subject to easements and restrictions of record.

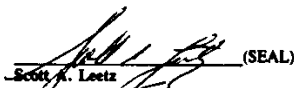
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE.

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 whomsoever.

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

Signed, sealed and delivered
in the presence of:


UNOFFICIAL WITNESS

NOTARY PUBLIC

 (SEAL)
Scott A. Leetz
 (SEAL)



Georgia, Hall County, Clerk Superior Court
Filed in office, this 10 day of Nov.
1997 at 3:15 P. Recorded in
Book 3016 Page(s) 326-327
this 11 day of Nov. 1997.
DWIGHT S. WOOD, CLERK, by 
3-01
036520

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 152.60
Date 11-10-97
DWIGHT S. WOOD
Clerk Superior Court
By 

Exhibit "A"

327

All that tract or parcel of land lying and being in Land Lot 95 of the Tenth District of Hall County, Georgia, and being Lot 42 and part of Lot 43, D.B. Loper Subdivision, according to a survey for Ren and Cynthia Kays, prepared by Jick A. Page, Jr., Registered Land Surveyor No. 1894, dated February 9, 1993, said plat being incorporated into this description by reference thereto and said property being more particularly described as follows:

Beginning at a point marked by Government Monument No. 95-7E on the United States Army Corps of Engineers boundary, thence run South 81 degrees, 04 minutes, 19 seconds West, 82.94 feet to a point marked by a Government Monument; thence run south 13 degrees, 35 minutes, 40 seconds west, 62.37 feet to a point marked by a pipe; thence run north 89 degrees, 06 minutes, 06 seconds west, 81.23 feet to a point marked by a pipe located on the eastern right of way boundary of Loper Lake Point, a gravel road with a 30-foot right of way thence run north 08 degrees, 40 minutes, 28 seconds east, 125.35 feet along the aforesaid eastern right of way boundary of Loper Lake Point to a point marked by an iron pin found; thence run south 88 degrees, 06 minutes, 58 seconds east, 97.0 feet to a point (said point being located north 04 degrees, 14 minutes, 31 seconds east, 0.59 feet from an angle iron found); thence run south 81 degree, 12 minutes, 52 seconds west 22.83 feet to a point (said point being located north 88 degrees, 55 minutes, 30 seconds west, 6.76 feet from a point marked by an iron pin found); thence run north 88 degrees, 09 minutes, 43 seconds west, 18.16 feet to the point of beginning.