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Recorded By: MT
Charles Baker, C.S.C.
Hall County, GA

File: **AFTER RECORDING PLEASE RETURN TO:**
Hulsey, Oliver & Mahar
P. O. Box 1457
Gainesville, GA 30503
ATTENTION: Paul B. Smart

WARRANTY DEED

GEORGIA, HALL COUNTY:

This deed made by and between **Mona P. Burke, Grantor, and Michael Hennigan and Jennifer Hennigan, Grantee,**

WITNESSETH, that the said Grantor, for and in consideration of Ten (\$10.00) Dollars and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantee,

All that lot, tract or parcel of land lying, situate and being in Land Lot 135 of the 10th Land District of Hall County, Georgia and being all of Lot 9 of Northbanks Cove Subdivision as shown on a subdivision plat dated December 20, 1985, revised November 11, 1985, prepared by Michael L. Scupin, Georgia Registered Land Surveyor, and recorded in Plat Book 107, pages 40-41, Hall County, Georgia Plat Records and said plat is by reference made a part hereof.

Grantor retains an easement over that paved driveway located on the above described property, said driveway to be used by the Grantor for access to that adjacent property known as 2511 North Oaks Drive, Gainesville, Georgia. Said easement will be in perpetuity and shall benefit the Grantor, her heirs and assigns.

Grantee covenants and agrees that no structure will be built on the above described property behind the property of the Grantor located at 2511 North Oaks

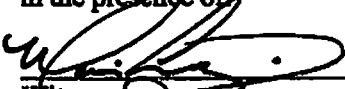
Drive, Gainesville, Georgia. This covenant shall run in perpetuity and bind the heirs and assigns of the parties to this deed.

TO HAVE AND TO HOLD the said premises, together with all rights and appurtenances unto the said Grantee, forever in **FEE SIMPLE**, and the Grantor **WARRANT** the title to the same against the lawful claims of all persons whomever.


Whenever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and affixed her seals this 15th day of March, 2019.

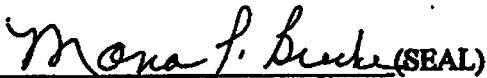
Signed, sealed and delivered
in the presence of:



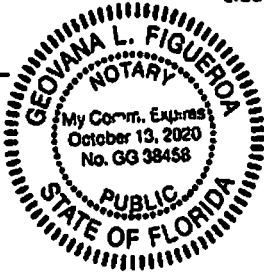
Witness



Notary Public



Mona P. Burke



PBS/p/T7763/222381