

STANDARD WARRANTY DEED

Return to  
PO BOX 907460  
Gainesville, GA  
30501

STATE OF GEORGIA  
COUNTY OF HALL

THIS WARRANTY DEED is made this 6th day of January, 2025, by and between Todd and Lisa Van Meter, (hereinafter referred to as "Grantor"), and Thomas 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 ten dollars (\$ 10.00) 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 Lot 20, 8th District of Hall County, Georgia, being Lot 12, Block B, of Lost River Cove Subdivision, according to the plat thereof recorded in Plat Book 147, Pages 206-207 in the Hall County Land Records.

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, 2025, 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:

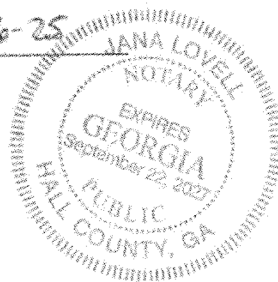
Natalie Echols (Seal)  
Witness

[Signature] (Seal)  
Grantor: Todd Van Meter

Sworn to and subscribed before me of even date.

Jana Lovell  
Notary Public (SEAL)

3-6-25



[Signature] (Seal)  
Grantor: Lisa Van Meter

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Hall County, GA

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