

PT61 # 1122025000553

Deed

Doc: WD

Recorded 03/17/2025 02:10PM

Georgia Transfer Tax Paid : \$0.00

JENNIFER JORDAN

Clerk Superior Court, PICKENS County, Ga.

Bk 01428 Pg 0386

**STATE OF GEORGIA
COUNTY OF PICKENS**

LIMITED WARRANTY DEED

Parcel Number 027D-183

THIS INDENTURE, Made the 14th day of March, 2025 between **John M. Barger and Lauri P. Barger, as Co-Trustees of The John and Lauri Barger Family Trust**, as Grantor, and **John M. Barger and Lauri P. Barger**, as Grantee.

WITNESSETH that Grantor, for and in consideration of love and affection, and other consideration, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 295 of the 5th District, 2nd Section, Pickens County, Georgia, being Lot 2408, Mole Mountain Section, Bent Tree, as shown on plat by Richard A. Gallagher, Jr., GRLS, dated February 25, 1971, revised July 16, 1971, and recorded in Plat Book E, page 16, Pickens County, Georgia records, said plat being incorporated herein for a more complete description and known as 376 Alpine Drive, Jasper, Ga. 30143.

This Deed is given subject to all 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 and benefit of 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.

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

Signed, sealed and delivered
in the presence of:

Delvora Gaffney
Witness

Fredrick C. McLam
Notary Public

My Commission Expires 11-15-25

John M. Barger (SEAL)
JOHN M. BARGER, as Trustee

Lauri P. Barger (SEAL)
LAURI P. BARGER, as Trustee

Return to: Fredrick C. McLam, Attorney
203 Lakeview Trace, Jasper, Ga 30143