

Exhibit "A"

Deed Book **13511** Pg **377**

Filed 09/28/2015 09:20 AM

28-2015-032897

Transfer Tax 194.00

Patty Baker

Clerk of Superior Court Cherokee Cty, GA

Return Recorded Document to:
THOMAS & BROWN, LLC
241 HERITAGE WALK

WOODSTOCK, GEORGIA 30188

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

FILE #: 15-1797W

THIS INDENTURE made this **24th** day of **September, 2015**, between **CATHY WENDLAND-COLBY AKA CATHY WENDLAND AKA CATHY JO WENDLAND** of the County of and State of **Georgia**, as party or parties of the first part, hereinunder called Grantor, and

GREG BODEEP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lots 487 and 488, 15th District, 2nd Section, Cherokee County, Georgia, being Lot 3, Holly Place Subdivision, as per plat recorded in Plat Book 62, page 100, Cherokee County, Georgia Records, which plat is hereby referenced to and made a part of this description; commonly known as 105 Holly Place, Canton, Georgia 30115.

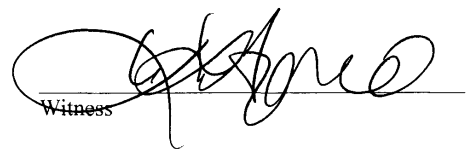
This Deed is given subject to all easements and restrictions of record.

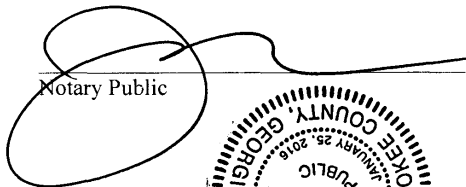
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

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 by, through and under the above named grantor.


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness 

Notary Public 



 (SEAL)
**CATHY WENDLAND-COLBY AKA
CATHY WENDLAND AKA CATHY JO
WENDLAND** (SEAL)
____ (SEAL)
____ (SEAL)

To be filed in **CHEROKEE COUNTY** PT-61 028-2015-009469

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME WENDLAND-COLBY		FIRST NAME CATHY	MIDDLE	Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) 123 JOHNSTON FARM LANE				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$194,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY WOODSTOCK, GA 30188 USA			DATE OF SALE 9/24/2015	1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only \$0.00	
BUYER'S LAST NAME BODEEP		FIRST NAME GREG	MIDDLE	3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 105 HOLLY PLACE				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$194,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30115 USA			Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$194.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) HOLLY SPRINGS		MAP & PARCEL NUMBER 15N15E-042	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

COPY

AuthentiSIGN
Greg Bodeep

AuthentiSIGN
Justin Bagwell

06/11/22