

Perrie & Cole, LLC
400 Northridge Road
Suite 725
Atlanta, GA 30350
Post Closing Department

RECORD
12

Deed Book 13920 Pg 3071
Filed and Recorded Jan-26-2004 01:43pm
2004-0015285
Real Estate Transfer Tax \$0.00

J.C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

FOR AFF SEE
DE Book 15545 Page 4924

120a
Return Recorded Document to:
PERRIE & COLE, LLC
5775-D GLENRIDGE DRIVE SUITE 150
ATLANTA, GEORGIA 30328

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF Fulton

FILE #: 32157M01

THIS INDENTURE, Made the 9th day of January, 2004, between W.S. BLUNSCHI, JR. A/K/A WILLARD S. BLUNSCHI, JR. of the County of, and the State of, as party or parties of the first part, hereinafter called Grantor, and WILLARD S. BLUNSCHI, JR. AND LUCI B. BLUNSCHI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the county of COBB, and the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

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

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

W.S. Blunschi, Jr. (Seal)
W.S. BLUNSCHI, JR. A/K/A WILLARD S.
BLUNSCHI, JR.

Barbara Allred
(Unofficial witness)

Allison E. Horne
(Notary Public)

_____ (Seal)

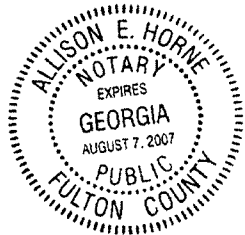


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 659, 660, 673 AND 674 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE COMMON TO LAND LOTS 673 AND 734 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, SAID POINT BEING LOCATED NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 211.58 FEET FROM THE CORNER COMMON TO LAND LOTS 673, 674, 733 AND 734, AFORESAID DISTRICT, SECTION AND COUNTY, AS MEASURED ALONG THE LINE COMMON TO LAND LOTS 673 AND 734, AFORESAID; AND RUNNING THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG SAID LINE COMMON TO LAND LOTS 673 AND 734, A DISTANCE OF 26.26 FEET TO THE POINT OF INTERSECTION OF SAID LAND LOT LINE WITH THE CENTER LINE OF BIG POWDER SPRINGS CREEK; THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION, ALONG THE CENTER LINE OF SAID BIG POWDER SPRINGS CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREE 25 MINUTES 00 SECONDS EAST A DISTANCE OF 141.42 FEET TO A POINT; NORTH 06 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 192.01 FEET TO A POINT; NORTH 26 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 150.97 FEET TO A POINT; NORTH 31 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 281.80 FEET TO A POINT; AND NORTH 30 DEGREES 06 MINUTES 00 SECONDS WEST A DISTANCE OF 41.16 FEET TO A POINT; THENCE NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 22.39 FEET, MORE OR LESS, TO AN IRON PIN PLACED; THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 960.30 FEET TO AN IRON PIN FOUND; THENCE NORTH 54 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 802.0 FEET TO A POINT IN THE CENTER LINE OF ELLIOT ROAD (A GRAVEL ROAD HAVING A 40 FOOT RIGHT-OF-WAY); THENCE NORTH 40 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 50.21 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD; THENCE SOUTH 54 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 1199.28 FEET TO AN IRON PIN PLACED; THENCE SOUTH 26 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 1495.95 FEET TO THE POINT OF BEGINNING, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLARD S. BLUNSCHI, JR. BY ROBERT G. VANSANT, REGISTERED LAND SURVEYOR, DATED FEBRUARY 7, 1979, AND REVISED FEBRUARY 10, 1984, WHICH SAID PLAT OF SURVEY IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION.





After Recording Return To
DON F DEFOOR, P C
3144 GOLF RIDGE BLVD
Suite 201
Douglasville, Georgia 30134

MAIL

5/1
18/2

Deed Book 15545 Ps 4924
Filed and Recorded Jun-12-2018 12:02pm
2018-0075537
Real Estate Transfer Tax \$0.00
Georgia Intangible Tax Paid \$0.00

Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

AFFIDAVIT

In re. Property of W S. BLUNSCHI, JR , A/K/A WILLARD S. BLUNSCHI, JR., and LUCI B BLUNSCHI, Joint Tenants With Right of Survivorship and not as Tenants in Common
Cross Reference to: Deed Book 13920, Page 3071, COBB County, Georgia Records. Property being known as 5525 ELLIOTT ROAD, POWDER SPRINGS, GA. 30127 and Tax Parcel No. 19067400030.

STATE OF GEORGIA

COUNTY OF COBB

BEFORE ME THE UNDERSIGNED attesting authority in and for said State and County, came the undersigned deponent, who being duly sworn deposes and says on oath that this affidavit relates to the property of the owner designated in the caption hereof as the same is described in the deed book and page herein referred to. Deponent makes the following statement under oath as being relevant and material to the ownership of said property

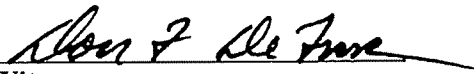
On JANUARY 30, 2018, LUCI ANN BLUNSCHI, a/k/a LUCI B BLUNSCHI, departed this life owning that certain tract or parcel of real property more fully shown on the Quit-Claim Deed attached hereto as Exhibit "A" and incorporated herein by reference as Joint Tenants With Right of Survivorship and not as Tenants in Common, recorded in Deed Book 13920, Page 3071, COBB County, Georgia Records.

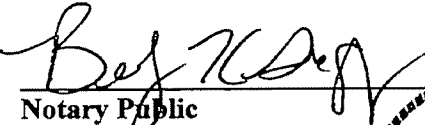
Attached hereto and incorporated herein by reference thereto as Exhibit "B" is a copy of the Certificate of Death of LUCI ANN BLUNSCHI, deceased, late of COBB County, Georgia.

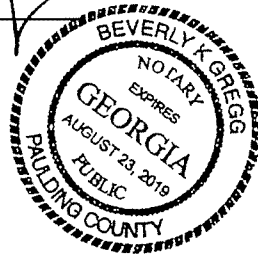
Deponent is aware of the fact that the within affidavit will be relied upon by prospective purchasers or lenders, title insurance companies and others in the future conveyance of said real property.

Further this deponent sayeth not

Sworn to and subscribed before me
this 9th day of April, 2018


Witness


Notary Public




 (Seal)
W. S. BLUNSCHI, JR., A/K/A
WILLARD S. BLUNSCHI, JR.,
DEPONENT

EXHIBIT "A"

Deed Book 15545 Pg 4926

Perrie & Cole, LLC
400 Northridge Road
Suite 725
Atlanta, GA 30350
Post Closing Department

RECORD
154

Deed Book 13920 Pg 3071
Filed and Recorded Jan 25 2004 01:43pm
~~2004-0015285~~
Real Estate Transfer Tax \$0.00

J.C. Stephenson
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

Return Recorded Document to
FERRIF & COLE, LLC
5775-D GLENBRIDGE DRIVE SUITE 150
A1 LANTANA, GEORGIA 30328

1200

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF *Fulton*

FILE #. 32157M01

THIS INDENTURE, Made the 9th day of January, 2004, between W S BLUNSCHE, JR. A/K/A WILLARD S. BLUNSCHE, JR. of the County of, and the State of, as party or parties of the first part, hereinafter called Grantor and WILLARD S. BLUNSCHE, JR. AND LUCI B. BLUNSCHE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP of the county of COBB, and the State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

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

TO HAVE AND TO HOLD the and described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof

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

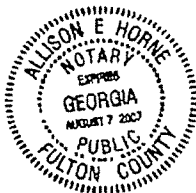
Signed, sealed and delivered in the presence of

W.S. Blunche, Jr. (Seal)
W.S. BLUNSCHE, JR. A/K/A WILLARD S. BLUNSCHE, JR.

Sabrina Allred
(Unofficial witness)

_____ (Seal)

Allison E. Horne
(Notary Public)



Deed Book 13920 Pg 3072
Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 669, 660, 673 AND 674 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON THE LINE COMMON TO LAND LOTS 673 AND 734 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, SAID POINT BEING LOCATED NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST A DISTANCE OF 211.58 FEET FROM THE CORNER COMMON TO LAND LOTS 673, 674, 733 AND 734, AFORESAID DISTRICT, SECTION AND COUNTY, AS MEASURED ALONG THE LINE COMMON TO LAND LOTS 673 AND 734, AFORESAID, AND RUNNING THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG SAID LINE COMMON TO LAND LOTS 673 AND 734, A DISTANCE OF 26.26 FEET TO THE POINT OF INTERSECTION OF SAID LAND LOT LINE WITH THE CENTER LINE OF BIG POWDER SPRINGS CREEK, THENCE IN A NORTHEASTERLY AND NORTHWESTERLY DIRECTION, ALONG THE CENTER LINE OF SAID BIG POWDER SPRINGS CREEK, THE FOLLOWING COURSES AND DISTANCES: NORTH 01 DEGREE 26 MINUTES 00 SECONDS EAST A DISTANCE OF 141.42 FEET TO A POINT, NORTH 08 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 192.01 FEET TO A POINT, NORTH 28 DEGREES 23 MINUTES 00 SECONDS WEST A DISTANCE OF 160.87 FEET TO A POINT, NORTH 31 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 281.80 FEET TO A POINT, AND NORTH 30 DEGREES 08 MINUTES 00 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT, THENCE NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 22.39 FEET, MORE OR LESS, TO AN IRON PIN PLACED, THENCE CONTINUING NORTH 37 DEGREES 13 MINUTES 00 SECONDS EAST A DISTANCE OF 900.30 FEET TO AN IRON PIN FOUND, THENCE NORTH 64 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 802.0 FEET TO A POINT IN THE CENTER LINE OF ELLIOT ROAD (A GRAVEL ROAD HAVING A 40 FOOT RIGHT-OF-WAY), THENCE NORTH 40 DEGREES 19 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID ROAD, A DISTANCE OF 50.21 FEET TO A POINT IN THE CENTER LINE OF SAID ROAD, THENCE SOUTH 54 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 1199.28 FEET TO AN IRON PIN PLACED, THENCE SOUTH 26 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 1486.95 FEET TO THE POINT OF BEGINNING, AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLARD B. BLUNDSCHI, JR. BY ROBERT G. VANBANT, REGISTERED LAND SURVEYOR, DATED FEBRUARY 7, 1979, AND REVISED FEBRUARY 10, 1984, WHICH SAID PLAT OF SURVEY IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION

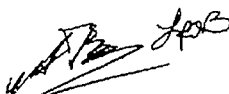
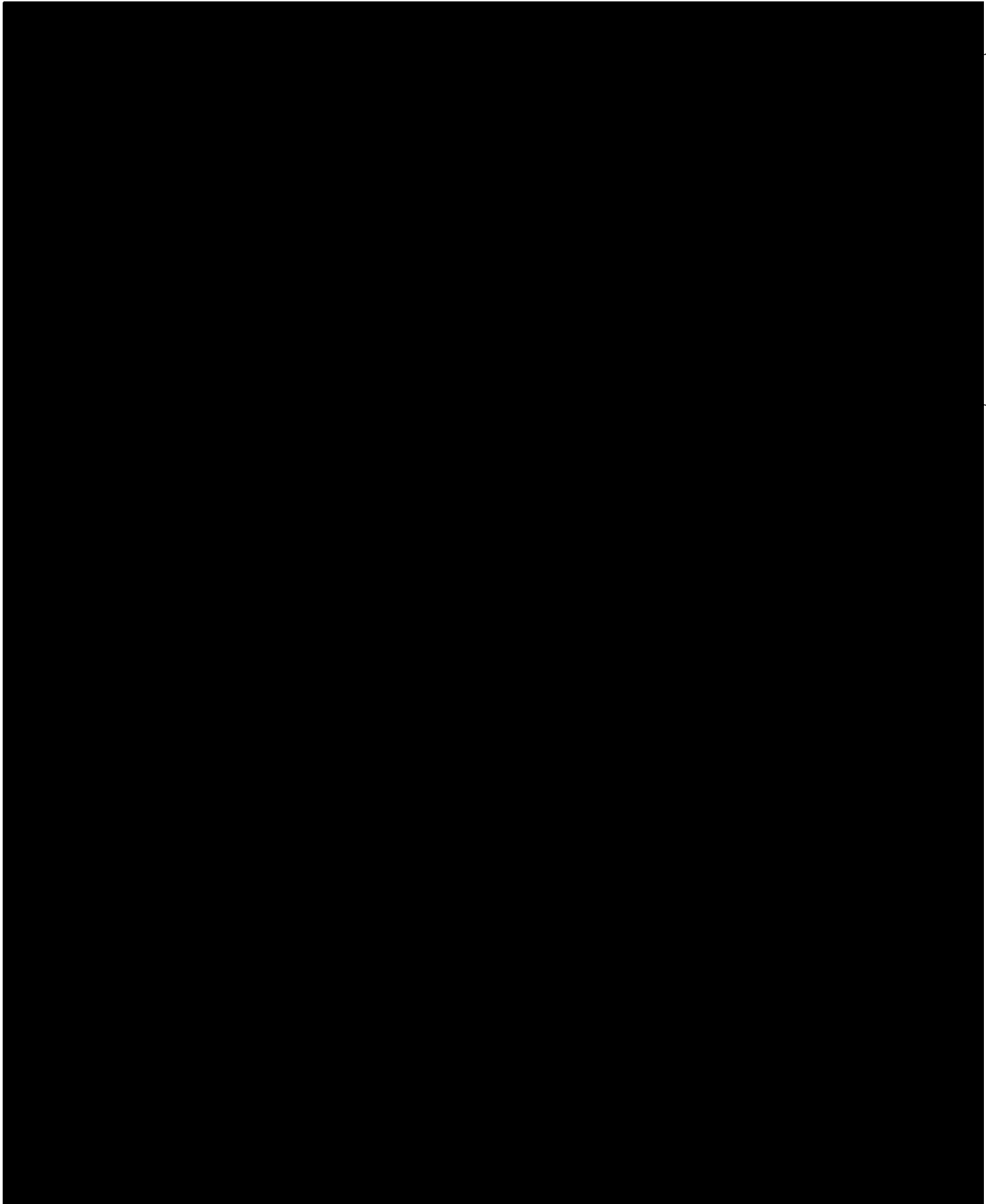


EXHIBIT "B"

GEORGIA DEATH CERTIFICATE

State File Number

2018GA000005796



300 PD
WARRANTY DEED

GEORGIA, Cobb County, Office of Superior Court Clerk
Filed 2-20-84 10:49 AM, Rec 227 184
Deed Book Page 162 JACK L. GRAHAM, Clerk
COBB

STATE OF GEORGIA

THIS INDENTURE, Made the 24th day of FEBRUARY, in the year one thousand nine hundred ~~and~~ EIGHTY-FOUR, between

WILLIAM JOE MOFFETT AND VIRGINIA MOFFETT

of the County of COBB, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

WILLARD S. BLUNSCHI, JR.

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 DOLLARS AND OTHER VALUABLE CONSIDERATION----- (\$10.00) DOLLARS 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 659, 660, 673, and 674, 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the line common to Land Lots 673 and 734, 19th District, 2nd Section, Cobb County, Georgia, said point being located north 89 degrees 42 minutes 00 seconds west a distance of 211.58 feet from the corner common to Land Lots 673, 674, 733 and 734, aforesaid District, Section, and County, as measured along the line common to Land Lots 673 and 734, aforesaid; and running thence north 89 degrees 42 minutes 00 seconds west, along said line common to Land Lots 673 and 734, a distance of 26.26 feet to the point of intersection of said land lot line with the center line of Big Powder Springs Creek; thence in a northeasterly and northwesterly direction, along the center line of said Big Powder Springs Creek, the following courses and distances: north 01 degrees 25 minutes 00 seconds east a distance of 141.42 feet to a point; north 06 degrees 16 minutes 00 seconds west a distance of 192.01 feet to a point; north 26 degrees 23 minutes 00 seconds west a distance of 150.97 feet to a point; north 31 degrees 35 minutes 00 seconds west a distance of 281.80 feet to a point; and north 30 degrees 06 minutes 00 seconds west a distance of 41.16 feet to a point; thence north 37 degrees 13 minutes 00 seconds east a distance of 22.39 feet, more or less, to an iron pin placed; thence continuing north 37 degrees 13 minutes 00 seconds east a distance of 960.30 feet to an iron pin found; thence north 54 degrees 57 minutes 00 seconds west a distance of 802.0 feet to a point in the center line of Elliot Road (a gravel road having a 40foot rightofway); thence north 40 degrees 19 minutes 00 seconds east along the center line of said road, a distance of 50.21 feet to a point in the center line of said road; thence south 54 degrees 57 minutes 00 seconds east a distance of 1199.28 feet to an iron pin placed; thence south 26 degrees 44 minutes 17 seconds west a distance of 1495.95 feet to the point of beginning, and being more particularly shown on a plat of survey prepared for Willard S. Blunschi Jr. by Robert G. Vansant, Registered Land Surveyor, dated February 7, 1979, and revised February 10, 1984, which said plat of survey is incorporated herein by this reference and made a part of this description.

SUBJECT TO restrictive covenants and easements of record. 82.40

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 the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of

William Joe Moffett (Seal)
WILLIAM JOE MOFFETT
Virginia Moffett (Seal)
VIRGINIA MOFFETT
Jennifer A. Jones (Seal)
JENNIFER A. JONES

Notary Public
Cobb County, Georgia
My Commission Expires Jan 5, 1988

196

Cobb County, Georgia
Real Estate Transfer Tax
Paid \$ 82.40
Jack L. Graham
Clerk of Superior Court