

1413 Flanagan Mill Dr.
Auburn

BK0871P60735

FILED TO
SUPERIOR COURT
BARROW COUNTY, GA.
03 NOV -3 PM 5:03
LORNA M. WALL, CLERK

Barrow County, Georgia
Real Estate Transfer Tax
Paid \$ 143.68
Date Nov 3, 2003
Gloria M. Wall
Clerk of Superior Court

ANDERSEN, TATE, MAHAFFEY & MCGARITY, P.C.
P. O. BOX 2000
LAWRENCEVILLE, GA 30246-2000
File No. 03-3707A/ACOSTA

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

This Indenture made this 29th day of October, 2003, between CROWN PARK HOMES AT FLANAGAN MILL LLC, a Georgia Limited Liability Company as party or parties of the first part, hereinafter called Grantor, and MIGUEL ACOSTA and SARA ACOSTA as joint tenants with right of survivorship and not as tenants in common, as 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 00/100'S (\$10.00) Dollars** 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 THE 1743RD GMD, BARROW COUNTY, GEORGIA, BEING LOT 36, BLOCK A, UNIT ONE, FLANAGAN MILL ESTATES, AS PER PLAT RECORDED IN PLAT BOOK 54, PAGE 54, BARROW COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written. Signed, sealed and delivered in the presence of:

**CROWN PARK HOMES AT FLANAGAN
MILL LLC
A Georgia Limited Liability Company**

By: Tina Hughes
TINA HUGHES, ASSISTANT MANAGER

Kelley Oj
Witness

Amy L. Sanders
Notary Public
FCA Amy L. Sanders

