

1425 Flanagan Mill Dr.  
Auburn

BK0848PG0811

FILED  
SUPERIOR COURT  
BARROW COUNTY, GA.

03 AUG 29 PM 6:04

GLORIA M. WALL, CLERK

Barrow County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1,392.50  
Date Aug 29, 2003  
Gloria M. Wall  
Clerk of Superior Court

ANDERSEN, TATE, MAHAFFEY & MCGARITY, P.C.  
P. O. BOX 2000  
LAWRENCEVILLE, GA 30246-2000  
File No. 83-8594K/MISANKO

**WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF GWINNETT

This Indenture made this 28th day of August, 2003, between CROWN PARK HOMES AT FLANAGAN MILL LLC, a Georgia Limited Liability Company as party or parties of the first part, hereinunder called Grantor, and MARK MISANKO 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 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 G.M.D, BARROW COUNTY, GEORGIA, BEING LOT 43, BLOCK A, FLANAGAN MILL ESTATES, UNIT ONE, 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**

Wanda Sanders  
Witness

