

874 Robert Jesse Dr.  
Dacula

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FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA

04 MAY -4 PM 2:00

Return to:  
Law Office of  
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1735 NORTH BROWN ROAD  
SUITE 150  
LAWRENCEVILLE, GA 30043  
PHONE: (678) 376-8008 FAX: (678) 376-2292  
HM040387  
WARRANTY DEED

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 249.80  
TOM LAWLER CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, made the 30th day of April, in the year 2004, between CLAUDE GIVENS BUILDER, INC. of the County of GWINNETT, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and MARK R. SCHAUBROECK and KAREN A. SCHAUBROECK as joint tenants with right of survivorship as defined and created by Ga. Law 1976, pages 1438 and 1439 (O.C.G.A. §44-6-190), the heirs, executors and assigns of the survivor 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 AND OTHER GOOD AND 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 ROCKY CREEK GMD 1587 OF GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 13, BLOCK A, THE COTTONFIELDS, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 291-292, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

This conveyance is made subject to the following:

- 1. State and county ad valorem real property taxes and assessments for 2004 not yet due and payable and subsequent years.
- 2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property 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.

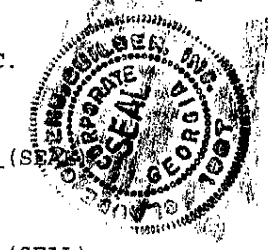
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered this 30th day of April, 2004, in the presence of:

CLAUDE GIVENS BUILDER, INC.

*Claude Givens*

CLAUDE GIVENS



(SEAL)

(SEAL)

Witness  
*[Signature]*  
Notary Public

My Commission



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