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2008-1500

File#8157-Mendicino
STATE OF GEORGIA

(Space above this line for Recording Information)

COUNTY OF GILMER

WARRANTY DEED

(For Life with Remainder to Survivor)

THIS INDENTURE made this 16th day of June, 2008, between

JDJ DEVELOPMENT, LLC

of Gilmer County, Georgia of the first part, and

FRANK MENDICINO AND TERRY MENDICINO

of Leon County, Florida, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the said survivor, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 287, 12th District, 2nd Section, Gilmer County, Georgia, consisting of 2.34 acres and being designated as Lot 35 of Forrest Creek as shown on Plat of Survey for Lonnie Cooper, Said plat prepared by Larry W. Grogan, Georgia Registered Land Surveyor No. 1649, is recorded in Plat Book 46, Page 132, Gilmer County, Georgia Records, with reference made thereto for the purpose of incorporating the same.

Conveyance of the above described property is subject to the following:

- (1) Declaration of Covenants, Restrictions and Easements for Forrest Creek Subdivision dated June 5, 2007 by JDJ Development, LLC, as recorded in Deed Book 1390, Page 356, Gilmer County, Georgia Records.
- (2) All easements and restrictions of record, including but no limited to easements shown on the above referenced plat, and as conveyed in that certain Warranty Deed dated May 10, 2001 from John Belcher and Joyce Ellen Belcher to Karen A. Richards, as recorded in Deed Book 774, Page 419, Gilmer County, Georgia Records;
- (3) Forty (40) foot Easement for roads and utilities as shown on Plat of Survey for Forrest Creek, prepared by E. Martin Smith, Georgia Registered Land Surveyor No. 923, recorded in Plat Book 15, Page 108, Gilmer County, Georgia Records and as shown on Plat of Survey for Ronald E. Phillips and Sandra W. Phillips, dated July 31, 2006, prepared by Larry W. Grogan, Georgia Registered Land Surveyor No. 1649, recorded in Plat Book 47, Page 177, Gilmer County, Georgia Records.

The above described property is a portion of that which was conveyed by Warranty Deed dated August 8, 2002 from John Belcher and Joyce Ellen Belcher to Lonnie Cooper, as recorded in Deed Book 879, Page 402, Gilmer County, Georgia Records.

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 **Frank Mendicino and Terry Mendicino** the said parties of the second part, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID party of the first part, for its successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set its hand and affixed its seal the day and year first above written.

JDJ DEVELOPMENT, LLC

Signed, sealed and delivered
in the presence of:

Shannon B. West
(Witness)
Shannon B. West
(Notary Public)

