

Ovalene Cagle
378 Lower Union Hill Rd
CANTON, GA 30115

Deed Book **13902** Pg **400**
Filed 06/21/2016 09:20 AM
28-2016-020745
Transfer Tax 0.00
Penalty 0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Deed Preparation Only

EXECUTRICES' DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this 21st day of June, 2016 by and between **Jeffrey Cagle Carnes and Elsie Cagle Haley** of the State of Georgia as **Co-Executrices of the Estate of Pete Cagle**, late of Cherokee County, Georgia, hereinafter "Co-Executrices", and **Ovalene Cagle** of the State of Georgia as "Grantee";

WITNESSETH: WHEREAS, **Pete Cagle** ("Decedent") departed his life testate, as a resident of Georgia,

WHEREAS, Decedent was seized and possessed of fee simple title of the hereinafter described property at the time of death; and

WHEREAS, **Jeffrey Cagle Carnes and Elsie Cagle Haley** having been duly qualified and having been issued Letters Testamentary by the Judge of the Probate Court of Cherokee, Georgia, and now being duly qualified and acting Co-Executrices; and

WHEREAS, all the Debts of the Decedent and expenses of administration have been paid in full or adequately provided for;

NOW THEREFORE, for an in consideration of Ten Dollars and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, and in conformity with the directions in the Will of the Deceased, the Co-Executrices hereby do grant, bargain, sell deliver and convey to the Grantee all the right, title and interest of the Decedent in and to the following described property:

One half undivided interest in all that tract or parcel of land lying and being in Land Lots 252 and 253 of the 15th District, 2nd Section of Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete description of the property.

TO HAVE AND TO HOLD the above described property together with all rights, members and appurtenances thereto belonging, or anywise appertaining to the only proper use benefit and behalf of said Grantees, their heirs, executors and assigns, in as full and ample a manner as the same was possessed or enjoyed by the decedent during his lifetime.

IN WITNESS WHEREOF, the said Co-Executrices have set their hands and seals the day and year above written.

Signed, sealed and delivered in the presence of

Meghan A. Snyder
Witness

Jeffrey Cagle Carnes
Jeffrey Cagle Carnes as Co-Executrix of the Estate of Pete Cagle

William E. Whitaker
Notary

Elsie Cagle Haley
Elsie Cagle Haley as Co-Executrix of the Estate of Pete Cagle

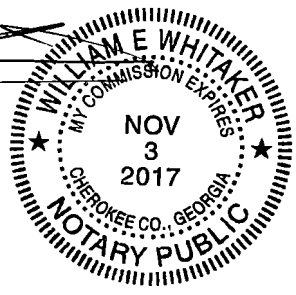


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 252 and 253 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

From the point located on the centerline of East Cherokee Drive, said point on the centerline, being in the northwest corner of Tract I of a plat prepared for Annette P. and Daniel R. Quarles, dated September 21, 1988, prepared by Adams-Sims & Associates and recorded in Plat Book 37, page 70 of the Cherokee County, Georgia Records; thence South 88 degrees 17 minutes 55 seconds East a distance of 40 feet to the POINT OF BEGINNING; thence South 88 degrees 17 minutes 55 seconds East a distance of 1072.65 feet; thence South 01 degree 24 minutes 45 seconds West a distance of 578.45 feet; thence South 01 degree 39 minutes 50 seconds West a distance of 448.5 feet; thence South 83 degrees 00 minutes 25 seconds West a distance of 80.85 feet; thence South 86 degrees 16 minutes 40 seconds West a distance of 81.60 feet; thence North 89 degrees 54 minutes 35 seconds West a distance of 83.20 feet; thence North 85 degrees 17 minutes 10 seconds West a distance of 84.25 feet; thence North 81 degrees 06 minutes 15 seconds West a distance of 122.25 feet; thence North 79 degrees 43 minutes 25 seconds West a distance of 452.60 feet; thence North 08 degrees 07 minutes 25 seconds East a distance of 79.55 feet; thence North 04 degrees 15 minutes 35 seconds East a distance of 61.55 feet; thence North 00 degrees 36 minutes 15 seconds West a distance of 62.40 feet; thence North 04 degrees 45 minutes 55 seconds West a distance of 59.50 feet; thence North 11 degrees 00 minutes 40 seconds West a distance of 95.70 feet; thence North 11 degrees 00 minutes 40 minutes West a distance of 97.80 feet; thence North 13 degrees 27 minutes 14 seconds West a distance of 529.64 feet to said point of beginning. Said parcel containing 22.277 acres, more or less.

This is the same parcel (Tract I and Tract II) as shown on the above referenced plat containing 23.61 acres, excluding a 40 foot right of way on East Cherokee Drive and a 25 foot right of way on Lower Union Hill Road.

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION		
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Jeffrey Carnes and Elsie Haley, Co-Execs of Estate of Pet ...*				Exempt Code If no exempt code enter NONE		Estate Deed
MAILING ADDRESS (STREET & NUMBER) 378 Lower union Hill Rd				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA			DATE OF SALE 6/21/2016		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME Cagle		FIRST NAME Ovalene	MIDDLE	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 378 Lower Union Hill Rd				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA			Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))						
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION				SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N26-158		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK	
SECTION E – RECORDING INFORMATION (Official Use Only)						
DATE	DEED BOOK		DEED PAGE		PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: Jeffrey Carnes and Elsie Haley, Co-Execs of Estate of Pete Cagle