

DOC# 011813  
FILED IN OFFICE  
08/23/2013 02:47 PM  
BK:2638 PG:968-970  
MELBA SCOGGINS  
CLERK OF SUPERIOR  
BARTOW COUNTY

*Melba Scoggins*

REAL ESTATE TRANSFER T  
AX  
PAID: \$0.00

PREPARED BY:  
William Rogers  
11 The Fairway  
Woodstock, GA 30188

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**  
William Rogers  
11 The Fairway  
Woodstock, GA 30188

**MAIL TAX STATEMENTS TO:**  
William Rogers  
11 The Fairway  
Woodstock, GA 30188

PT. 61008-2013-003943  
SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

3

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS QUITCLAIM DEED, made and entered into on the 23 day of August, 2013, between Clarion Communications Inc., a single person, whose address is 11 The Fairway, Woodstock, Georgia 30188("Grantor"), and William Rogers, a married person, whose address is 11 The Fairway, Woodstock, Georgia 30188 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Bartow County, Georgia, described as:

ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot23, 4th District, 3rd Section of Bartow County, Georgia; and being all of lots 32, 33, 61 and 63 and part of lots 28, 29, 20 & 31 Block "F" of the Oakland Heights Subdivision, according to a plat of subdivision recorded in Plat Book 1, Page 98, Bartow County, Georgia records, and being more particularly described as follows:Beginning at an iron pin at the northwest corner of Lot No. 32 on the southeasterly right of way of U.S. Highway 311, said point being 379.8 feet, measured along the southeasterly right of way of said Highway, southwesterly of the point of intersection of the southeasterly right of way of said U.S. 41 and the north land lot line of said Land Lot 23; running thence southwesterly, along the southeastern right of way of U.S. 411 51 feet to an iron pin; thence south 0 degrees 50 minutes east 230 feet to an iron pin; thence north 89 degrees 10 minutes east 484 feet to an iron pin on the northwesterly right of way of Cartersville-Knoxville Highway 75 feet to an iron pin; thence north 60 degrees 00 minutes west 256 feet to an iron pin; thence north 59 degrees 43 minutes west 86.33 feet to an iron pin;

thence south 29 degrees 38 minutes west 100 feet to an iron pin; thence north 57 degrees 27 minutes west 200 feet to an iron pin and the Point of Beginning.

Prior instrument reference: General Warranty Deed, Volume/Book 2086, Page 260-260, Document No. Warranty Deed, of the Recorder of Bartow, Georgia, recorded Monday, July 24, 2006.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 20231 (Parcel #: 0079B-0003-013)

IN WITNESS WHEREOF the Grantor has executed this deed on the 23 day of August, 2013.

8-23-13  
Date

Neil Ryan - MEMBER  
Clarion Communications Inc., Grantor

State of Georgia  
County of Bartow

This instrument was acknowledged before me this the 23 day of August, 2013 by William Rogers

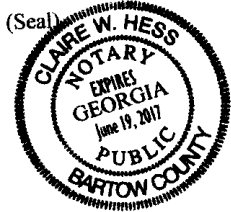
Personally Known

Produced Identification

Type and # of ID Driver's License 026307591

Claire W. Hess Signature of Notary

Claire W. Hess  
Name of Notary Typed, Stamped, or Printed  
Notary Public, State of Georgia



IN WITNESS WHEREOF the Grantee has executed this deed on the 23<sup>rd</sup> day of August, 2013.

8/23/13  
Date

[Signature]  
William Rogers, Grantee

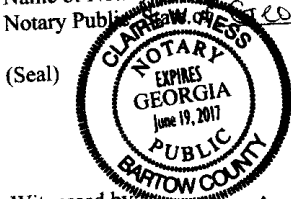
State of Georgia  
County of Bartow

This instrument was acknowledged before me this the 23 day of August, 2013 by William Rogers.

Personally Known  
 Produced Identification  
Type and # of ID Driver's License

026307591 Signature of Notary

Clare W. Hess  
Name of Notary Typed, Stamped, or Printed  
Notary Public Georgia



Witnessed by: Jeanette McCollum, witness  
Printed name: Amy Rogers  
Address: 11 The Fairway (W2)  
Woodstock, GA 30188

[Signature]  
Printed name: Greg Detscher  
Address: 226 Governor's Court  
Cartersville, GA 30121