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Paulding County, GA

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3818 Powder Springs Rd, Powder Springs, GA 30127
(770)943-1106

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB

File #: 25-7184

This Indenture made this 17th day of October, 2025 between Ana Rountree, as Conservator for Irma Carolyn Swindle (Estate No. 2023-442), of the County of Paulding, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and JCH Construction Company, LLC, 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 consideration 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 Land Lots 372 and 421 of the 2nd District and 3rd Section of Paulding County, Georgia, and being the West half of Land Lot 372 containing twenty (20) acres more or less and also the Northwest corner of Land Lot 421 containing ten (10) acres being in the aggregate thirty (30) acres, more or less, being the same property conveyed to SHERRILL J. HOLLAND by NORA LEE CARTER HOLLAND in a Warranty Deed dated October 14, 1977 and recorded October 14, 1977 in Deed Book 8-K, Page 288 of the deed records of the Clerk of the Superior Court of Paulding County, Georgia.

LESS AND EXCEPT:

ALL that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia, and being a part of original Land Lots 372 and 421, more particularly described as follows:

BEGINNING at an iron pin placed at the intersection of the West line of Land Lot 372 with the South right-of-way of the Silver Comet Trail (a 150 foot right-of-way): Thence running South 64° 16' 44" East along said right-of-way a distance of 254.27 feet; thence running Southeasterly along said right-of-way an arc distance of 439.55 feet, said arc being subtended by a chord line of South 72° 05' 21" East a distance of 438.09 feet to an iron pin found; thence running South 02° 39' 27" West a distance of 1309.94 feet to an iron pin found; thence running North 87° 34' 25" West a distance of 650.59 feet to an iron pin found; thence running North 02° 25' 54" East a distance of 1527.44 feet to the POINT OF BEGINNING.

Said tract containing 21.002 acres in accordance with a plat of survey prepared or K-Go, Inc. by Cecil R. Kelley, Registered Land Surveyor #2066, dated September 4 2003. Said plat being incorporated herein by reference thereto.

Said property being known as 361 West Avenue, Dallas, GA 30157 according to the present system of numbering houses in and around Paulding County, Georgia.

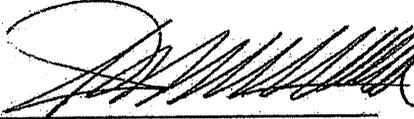
Tax ID#:R0334 55

This Deed is given subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.

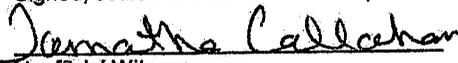
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

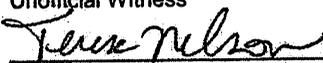
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

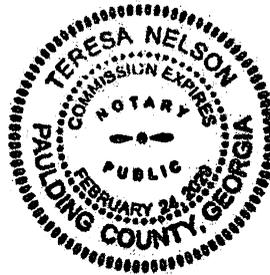
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

BY: 
Ana Rountree, as Conservator for Irma Carolyn Swindle (Estate No. 2023-442)

Signed, sealed and delivered in the presence of:


Unofficial Witness


Notary Public
My Commission Expires: 2/24/2029





Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-067779	R0334 55	361 WEST AVE	\$1,985.03	\$0.00 Fees: \$0.00	\$0.00	\$1,985.03	\$0.00
Totals:			\$1,985.03	\$0.00	\$0.00	\$1,985.03	\$0.00

Paid Date: 10/22/2025

Charge Amount: \$1,985.03

SWINDLE IRMA CAROLYN
74 TOWNSHIP DR
HIRAM, GA 30141



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