



DEPARTMENT OF VETERANS AFFAIRS  
810 Vermont Ave NW  
Washington, D.C. 20420

February 08, 2022

Rex Allan Husband li II  
213 Zittrouer Rd  
Guyton, GA 31312

In Reply Refer to:  
xxx-xx-4781  
27/eBenefits

Dear Mr. Husband li:

This letter certifies that Rex Allan Husband li II is receiving service-connected disability compensation from the Department of Veterans Affairs.

The current benefit paid is as follows:

<b>Gross Benefit Amount</b>	\$3,772.22
<b>Net Amount Paid</b>	\$3,772.22
<b>Effective Date</b>	February 1, 2022
<b>Combined Evaluation</b>	100 percent

### How You Can Contact Us

- If you need general information about benefits and eligibility, please visit us at <https://www.ebenefits.va.gov> or <http://www.va.gov>.
- Call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833.
- Ask a question on the Internet at <https://iris.custhelp.va.gov>.

Sincerely,

Owner

BARNES JEREMIAH TOPEZ

Parcel #

0374A-023

Key

1288888

Load Image (1)

Grantor

HUSBAND II REX ALLAN AND SABRINA

Date

09/16/2022

Deedpage

2809-704

Rsn

455000 R...

Saleprice Cs Sq And di

Buyer

BARNES JEREMIAH TOPEZ

Seller

HUSBAND II REX ALLAN AND SABRINA

PT-61 #

PT-61 051-2022

Sale Date

09/16/2022

RETT

0.00

Print Survey

Survey Sent

Survey Received

Inspected

Asmt Reason

HOMESTEAD EXEMPTION APPLIED

Comments

Cancel

New

Delete

Apply

OK

Class

Residential

Strat

Improved

Net Saleprice

455000

State (Y/N)

N

FMV

0

MAWVAL

0

Qualifier

Instrument

Acres

0.00

Other Adj

Pers Adj

Multi Pin Adj

Timber Adj

Adjustment

0

Sale Price

455,000

RSN (ALT)

Far Market - Improved

Cancel

New

Delete

Apply

OK

1205083031  
7067927936  
PARTICIPANT ID



Return To:  
Jeffrey W. Rubnitz  
Rubnitz Thompson Ziblut, LLC  
617 Stephanson Avenue Suite 202  
Savannah, GA 31405  
File 221926

**BK:2809 PG:704-705**

**D2022009570**

FILED IN OFFICE  
CLERK OF COURT  
09/21/2022 01:46 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

REAL ESTATE  
TRANSFER TAX  
PAID: 5455.00

**PT-61 051-2022-002847**

STATE OF GEORGIA

COUNTY OF EFFINGHAM

### LIMITED WARRANTY DEED

THIS INDENTURE is made this 16th day of September, 2022, by and between REX ALLAN HUSBAND, II AND SABRINA HUSBAND, ("Grantor") and JEREMIAH TOPEZ BARNES ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and/or assigns where the context requires or permits),

#### WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described Property (the "Property") to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1559th G.M. District, Effingham County, Georgia, known and designated as LOT NO. TWENTY-THREE (23), MYRTLEWOOD SUBDIVISION, PHASE II, Revised, as shown and represented on that certain plat of survey made and prepared by Adolph N. Michells, Georgia Registered Land Surveyor No. 1323, bearing a survey date of July 15, 2005, and a plat date of June 1, 2006, and being recorded in Plat Cabinet C, Slide 126C, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, which is incorporated into this description by specific reference thereto. Said lot of land being bounded, now or formerly, as follows; Northeasterly by Lot No. 22; Southeasterly by lands of others; Southwesterly by Lot No. 24; and Northwesterly by the right of way of Zittrouer Road, all as shown on the above referred to plat of survey.

Said property having an address of 213 Zittrouer Rd, Guyton, GA 31312, and a property tax number of 0374A-023.

This being the same property conveyed to Rex Allan Husband, II and Sabrina Husband by Limited Warranty Deed from Brandon Corey Quinette and Mallory Ann Quinette, dated April 15, 2020, and recorded in Deed Book 2585, Page 842, Effingham County records.

Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

BK:2809 PG:705

TO HAVE AND TO HOLD the Property together 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 Grantee, forever in Fee Simple.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

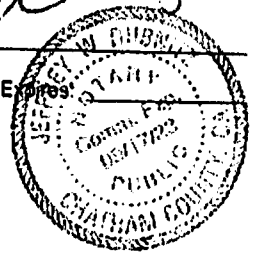
Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature]  
Rex A. Husband, II A/K/A Rex Allan Husband, II

[Signature]  
Sabrina Husband

[Signature]  
Notary Public  
My Commission Expires  
(notarial seal)



(seal)



BK:2585 PG:843

This conveyance is made subject to that certain Declaration of Protective Covenants for Myrtlewood Subdivision, Phase II, dated May 24, 2006, and recorded in Deed Book 1456, pages 276-287, and re-recorded in Deed Book 1466, pages 315-326, and that certain Assignment of Declarant's Rights for Declaration of Protective Covenants for Myrtlewood Subdivision, Phase II, dated October 26, 2010, and recorded in Deed Book 1998, pages 463-465, and that certain First Amended Declaration of Protective Covenants for Myrtlewood Subdivision, Phase II, dated February 18, 2011, and recorded in Deed Book 1998, pages 466-471, In the Office of the Clerk of Superior Court of Effingham County, Georgia.

This conveyance is also made subject to that certain 15' utility easement, as shown and represented on that certain plat of survey made and prepared by Adolph N. Michells, Georgia Registered Land Surveyor No. 1323, bearing a survey date of July 15, 2005, and a plat date of June 1, 2006, and being recorded in Plat Book C, Slide 126C, aforesaid records.

**SUBJECT HOWEVER** to all restrictive covenants, easements and rights-of-way of record, Subject to any Easements or Restrictions of Record. Subject to any Easements or Restrictions of Record.


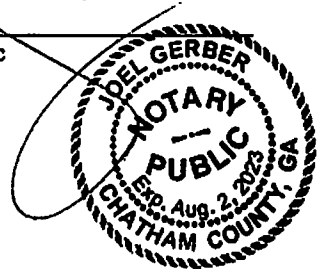
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE. Grantor expressly covenants that Grantor is seized of said property in good fee simple title and that Grantor has the full right, power and authority to convey the same; that the said property and the Grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may anywise be charged, changed, impaired or defeated and that the Grantor will forever WARRANT and DEFEND the said premises against the lawful claims of all persons owning, holding or claiming by, through or under the said Grantor.

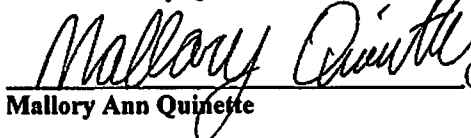
**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed, the day and year above written.

Signed, sealed, and delivered  
in the presence of:

  
Unofficial Witness

  
Brandon Corey Quinette (L.S.)

  
Notary Public  


  
Mallory Ann Quinette (L.S.)

0374A023		2022 Effingham County Board of Assessors				10/3/2022 9:53:16 AM Acct # 9456 jkeys					
Owner Information		General Property Information				Values					
QUINETTE BRANDON COREY AND MALLORY ANN 213 ZITTRouer RD  GUYTON, GA 31312		SITUS		213 ZITTRouer RD		Imp Val		327,422			
		LEGAL		.80 AC LOT 23 (OUT 374-18C)		Acc Val		30,260			
		Tax District		01-County	GMD	1559	Homestead	S0	Land Val		47,000
		Total Acres		0.80	LL		No Covenant	0	Total Value		404,682
		Zoning		R-1	LD		Acc/Des	0 - .000000	2021 : 342,107		2020 : 331,252
		Unit			Return Value	0			2019 : 363,775		2018 : 299,000
		- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	0374A: LAND: 00001/ BLDG: 00115 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
QUINETTE BRANDON COREY &	SPRANKLE HERBERT F SR &	01/06/2017	2386 172	C 126C	299,000	R1		0 FM
SPRANKLE HERBERT F SR &	WR ENTERPRISES LLC	05/15/2014	2244 763	C126 C	267,050	R1		0 FM
WR ENTERPRISES LLC	COASTAL BANK THE	12/10/2013	2224 945	C126C1	17,500	R3		0 G

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R3	623 0374A-MYRTLEWOOD	Lot	1.00	0	0			47,000.00	47,000.00	1.00	47,000

ACCESSORY IMPROVEMENTS - 0374A023															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R9	FIRE CHARGE-RES_MH	0	0	1	2020	1.00		0.00	1.00	1.00	1.00	1.00	2982.00		False
R1	FIRE FEE-RES	0	0	0	2014			0.00	1.00	1.00	1.00	1.00			False
R1	HOME SITE ABOVE AVERAGE	0	0	1	2014	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	12950	False
R1	NO VALUE BUILDING	0	0	1	2018			0.00	1.00	1.00	1.00	1.00	1.00		False
R1	POOL, RESID, VINYL	16	32	512	2018	1.00	0.98	0.00	1.00	1.00	1.00	1.00	1.00	17310	False
R1	SANITATION - REGULAR	0	0	0	2013			0.00	1.00	1.00	1.00	1.00	1.00		False

RES IMP - 0374A023 | 213 Zittrouer Rd

Impr Key	21734	Roof Shape	GABLE/HIP	Basement / Attic	Squarefoot	Phy Depr	0.97
Class / Strat	R1	Floor Construction	Elevated Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hardwood	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,982	Heat	Cent Heat / AC	Grade	1.20	Neigh Adj	1.15
Story Height	1 STORY FINISHED	Plumbing:Std Comp	1	Year Built	2014	CD	1.00
Foundation	Slab Perimeter	Plumbing: Extra Fix	7	Eff Year Built	2015	FMV	327,422
Exterior Wall	Brick Veneer	Full Baths	3	Condition	Average	MAV	0
Roofing	Fiberglass Panels	Half Baths	0	RCN	293,520	OVR FMV	0

Sketch Legend

Other Features

Code	Type	Area	CODE TYPE	AREA
R01	01 Open Porch	133	Pre-fab 1 sty 1 Box	1
R20	20 Screen Porch	100		
R01	01 Open Porch	277		
R04	04 Garage	588		
R15	15 Add/ Garage	258		
01.0	1 Sty no attic	950		
02.0	2 Sty no attic	551		
01.8	1 3/4 Sty /Fin 3/4	384		



Homesite raised due to long driveway into backyard- 3/20/2015  
 Changed the sketch to match pictures, house was in sketch as 1 story. WW 12-14-17  
 grade 120 2020 study/ sb/jk

