

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

February 08, 2022

Rex Allan Husband Ii 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:

Gross Benefit Amount

\$3,772.22

Net Amount Paid

\$3,772.22

Effective Date

February 1, 2022

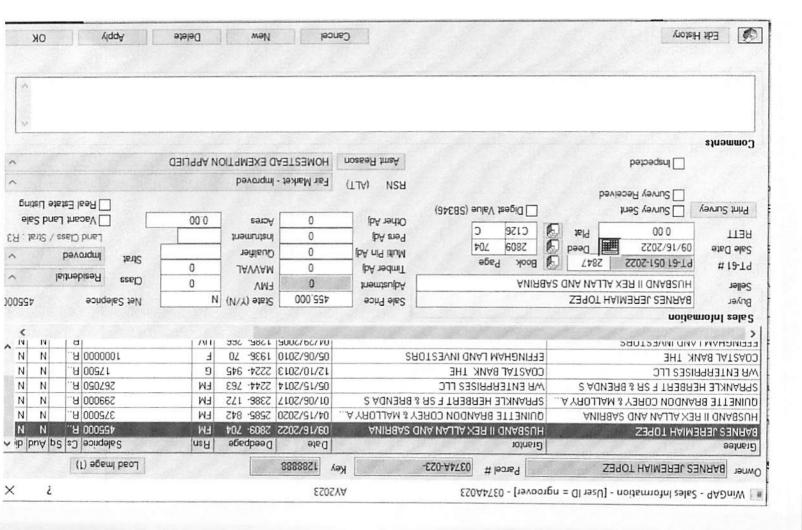
Combined Evaluation

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 https://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,



1205083031 7067927936 PARTICIPANT ID



Return To: Jeffrey W. Rubnitz Rubnitz Thompson Ziblut, LLC 617 Stephenson 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: \$455.00

Paron E. Bregg

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 Ne. 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,

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 Warrenty Deed, all as of the day

gnèd, seeled and delivered in the presence of:

DUBA

1111

Notary Public My Commission E [notarial seal]

Allan Husband, II

Sabrina Husband

(seal)

BK:2585 PG:842-843 D2020003455

FILED IN OFFICE CLERK OF COURT 04/15/2020 12:37 PM ELIZABETH Z. HURSEY, CLERK SUPERIOR COURT EFFINGHAM COUNTY, GA

8087571169 PARTICIPANT ID

REAL ESTATE
TRANSFER TAX
PAID: \$375.00

Record and Return to: Brannen, Searcy & Smith, LLP P.O. Box 8002 Savannah, GA 31412

PT-61 051-2020-000981

9702.8938

STATE OF GEORGIA
)
LIMITED WARRANTY DEED
COUNTY OF CHATHAM
)

THIS INDENTURE, made this 15 day of April in the year Two Thousand and Twenty, between Brandon Corey Quinette and Mallory Ann Quinette, hereinafter called GRANTORS, and Rex Allan Husband, II and Sabrina Husband, as Joint Tenants With Rights of Survivorship, 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 Dollars and no/100 and other good and valuable consideration (\$10.00)

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alined, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey, and confirm unto the said Grantee as tenants in common, for and during their 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, executors, administrators and assigns of said survivors, all of the following described 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. 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 Ne. 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.

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

Notary Public

Brandon Corey Quinette

Mallory Ann Quinette

0374A023				2022 Effingham County Board of Assessors					013	10/3/2022 9:53:16 AM Acct # 9456 jkeyes								
Owner Information				General Property Information					_	Values								
QUINETTE BRANDON COREY AND MALLORY ANN				SITUS 213 ZITTROUER RD						Imp Val					327,422			
2132	TTROUER RD			LEGAL	.80 AC LO	T 23 (OU	23 (OUT 374-18C)					Acc Val				30,260		
GUYT	ON, GA 31312			Tax Distric	t 01-County	GME	GMD 1559 Hom		estead S0		S0		Land Val					47,000
	011, 011012			Total Acre		2011		No Cov		nt 0000000		Total Value				404,682		
				Zoning	R-1	.80 LL LD		Acc/De				2021:3	: 342,107		2	2020: 331,252		
				Unit	K-1	5560	rn Value	INVESTIGATION OF	S			2019:363,775			2	2018:299,000		
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					SALES INFO	RMATIC	N					70		0,		153		
Grant	0 0	Grantor			Date	De	Deed Book Plat Book		ok S	Saleprice		CS	Mkt Va	lue	Reas	son		
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						2013 22	24 945											
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Class/Strat R1 Floor Construction Elevated Stab Bsmt / Finish 0 / 0.00 Phy OVR 0.00 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 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 Func Obsol 527,422 Exterior Wall Brick Veneer Full Baths 3 Condition Average MAV 0.00			Half Baths	0	RCN	293,520	OVR FMV	0
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Class/Strat R1 Fig. 9 GABLE/HIP Basement / Squarefoot Phy Depr 0.97	Style	One Family			Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Roof Shape GARLEAUR Bosemant Co. 19 P.		Rt				Squaretopt	Pny Depr	0.97
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Sketch Legend		Other Features			
Type	Aron	CODE			

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R01	20 Screen Porch	100	Pre-fab 1 sty 1 Box
R04	01 Open Porch	277	
R15 01.0 02.0	04 Garage	588	
	15 Add/ Garage	258	
	1 Sty no attic	950	
01.8	2 Sty no attic	551	
***************************************	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.

