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Doc ID: 013376430005 Type: GLR
Recorded: 02/08/2013 at 03:51:19 PM
Fee Amt: \$906.10 Page 1 of 5
Transfer Tax: \$885.10
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK **6576** Pg **7-11**

AFTER RECORDING, RETURN TO:

Michael J. Hay, Esq.
ANDERSEN, TATE & CARR, P.C.
One Sugarloaf Centre, Suite 4000
1960 Satellite Boulevard
Duluth, Georgia 30097
File #19239.20002 (JW)

LIMITED WARRANTY DEED

THIS INDENTURE, Made as of the 31st day of January, 2013, between

AFV INVESTMENTS, LLC, a Georgia limited liability company

as party or parties of the first part (hereinafter called "Grantor"), and

**JOHN CRISTIANO, AS TRUSTEE OF THE JOHN CRISTIANO LEGACY TRUST dated
November 16, 2012,**

and

**MINDY CHRISTINE CRISTIANO, AS TRUSTEE OF THE MINDY CRISTIANO LEGACY
TRUST dated November 16, 2012**

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 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS 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 Lot 243 of the 2nd District, 1st Section, Forsyth County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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Said property is conveyed subject to those permitted title exceptions set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

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 Grantor and all others claiming by, through or under Grantor, but not otherwise.

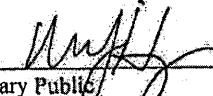
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

AFV INVESTMENTS, LLC,
a Georgia limited liability company


Unofficial Witness

By:  (SEAL)
John Cristiano, Manager


Notary Public

[NOTARY SEAL]

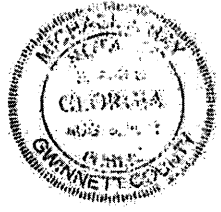


EXHIBIT "A"

LEGAL DESCRIPTION

ALL THOSE TRACTS OR PARCELS OF LAND lying and being in Land Lot 243, 2nd District, 1st Section of Forsyth County, Georgia, being designated as **Tract 3, containing 1.77 acres, and Tract 4, containing 1.13 acres**, as shown on that certain Minor Plat for AFV Investments, LLC, dated December 20, 2012, as last revised January 18, 2013, prepared by Jackson Land Surveying P.C. and bearing the seal of Charles H. Jackson, Georgia Registered Land Surveyor No. 2351, and recorded in **Plat Book 136, Page 222, Forsyth County, Georgia Records**, said plat being incorporated herein by reference.

TOGETHER WITH all rights in and to that certain Sanitary Sewer Easement Agreement by and between Vickery Land Co., LLC, a Georgia limited liability company, Vickery Village, LLC and Polo Fields II, LLC, a Georgia limited liability company, dated February 22, 2008, filed for record April 1, 2008 and recorded in **Deed Book 5085, Page 67, Forsyth County, Georgia Records**.

EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. All taxes for the year 2013 and subsequent years, not yet due and payable.
2. Minor Plat for Bridle Station, filed for record April 4, 2008 and recorded in Plat Book 120, Page 220, Forsyth County, Georgia Records.
3. Right-of-Way Easement from Mrs. C.A. Venable to Sawnee Electric Membership Corporation, dated December 4, 1986, filed for record December 18, 1986 and recorded in Deed Book 352, Page 204, Forsyth County, Georgia Records.
4. Right-of-Way Easement from Mrs. C.A. Venable to Sawnee Electric Membership Corporation, dated April 3, 1987, filed for record April 22, 1987 and recorded in Deed Book 366, Page 572, Forsyth County, Georgia Records.
5. Easements contained in Right of Way Deed from Fairgreen Capital, L.P. to Forsyth County, dated July 25, 2000, filed for record August 4, 2000 and recorded in Deed Book 1731, Page 114, Forsyth County, Georgia Records.
6. Memorandum of Treatment Plant Use Agreement, by and between Big Creek Utility Company, Inc., a Georgia corporation, and Polo Fields II, LLC, a Georgia limited liability company, dated January 9, 2004, filed for record January 13, 2004 and recorded in Deed Book 3184, Page 153, Forsyth County, Georgia Records.
7. Sanitary Sewer Easement Agreement by and between Vickery Land Co., LLC, a Georgia limited liability company, Vickery Village, LLC and Polo Fields II, LLC, a Georgia limited liability company, dated February 22, 2008, filed for record April 1, 2008 and recorded in Deed Book 5085, Page 67, Forsyth County, Georgia Records.
8. Declaration of Easements, Covenants and Restrictions for Bridle Station, as set forth by Polo Fields II, LLC, a Georgia limited liability company, dated October 26, 2007, filed for record April 21, 2008 and recorded in Deed Book 5105, Page 638, Forsyth County, Georgia Records; Variance dated April 16, 2008, filed for record April 21, 2008 and recorded in Deed Book 5105, Page 694, Forsyth County, Georgia Records, as assigned by Assignment and Assumption of Declarant Interest by and between Polo Fields II, LLC, a Georgia limited liability company, as assignor, and AFV Investments, LLC, a Georgia limited liability company, as assignee, dated January 31, 2013, filed for record February __, 2013 and recorded in Deed Book __, Page __, Forsyth County, Georgia Records.

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9. Stormwater Management/BMP Facilities Covenant from Polo Fields II, LLC to Forsyth County, Georgia, dated April 6, 2010, filed for record April 8, 2010 and recorded in Deed Book 5661, Page 597, Forsyth County, Georgia Records.
10. Sewer Easement from Polo Fields II, LLC, a Georgia limited liability company, to Forsyth County, Georgia, dated April 6, 2010, filed for record April 13, 2010 and recorded in Deed Book 5664, Page 509, Forsyth County, Georgia Records.
11. Such state of facts as revealed on ALTA/ACSM Land Title Survey for AFV Investments, LLC and Chicago Title Insurance Company, dated November 4, 2012, prepared by Jackson Land Surveying P.C. and bearing the seal of Charles H. Jackson, Georgia Registered Land Surveyor No. 2351, as follows:
 - (a) Outhouse encroaching along westerly property line (by 3.16 feet);
 - (b) Reinforced concrete pipe and headwall located in southwestern corner of property;
 - (c) Setback lines, as noted on survey; and
 - (d) Stormwater and sanitary sewer pipes and facilities, as shown on survey.
12. Such state of facts as revealed on Minor Plat for AFV Investments, LLC, dated December 20, 2012, as last revised January 18, 2013, prepared by Jackson Land Surveying P.C. and bearing the seal of Charles H. Jackson, Georgia Registered Land Surveyor No. 2351, filed for record January 18, 2013 and recorded in Plat Book 136, Page 222, Forsyth County, Georgia Records.