

*Rebecca Keaton*

REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.



# Tax Deed

STATE OF GEORGIA  
COUNTY OF COBB

THIS INDENTURE, made FEBRUARY 04, 2014, between THE TAX COMMISSIONER AND EX-OFFICIO SHERIFF OF COBB COUNTY, GEORGIA, as GRANTOR, and CIRCLE W CONSTRUCTION COMPANY INC, as GRANTEE WITNESSETH that, whereas, in obedience to writ(s) of Fieri Facias issued against CITIFINANCIAL SERVICES INC, the taxpayer and Defendant in Fieri Facias for unpaid State, County, and applicable School taxes for the year(s) 2011, 2012, 2013, said TAX COMMISSIONER AND EX-OFFICIO SHERIFF OF COBB COUNTY, GEORGIA, did on DECEMBER 19, 2013 levy on the within described property, serve notice, and after the same being duly advertised according to law, expose the said property, within the legal hours of sale, at public auction before the Courthouse door in Cobb County, Georgia, on FEBRUARY 04, 2014, offering the property for sale, at which time the GRANTEE herein was the highest and best bidder of said property.

NOW, therefore, in consideration of the sum of Two Thousand, One Hundred And 00/100 Dollars, receipt of which is hereby acknowledged, the said GRANTOR, THE TAX COMMISSIONER AND EX-OFFICIO SHERIFF OF COBB COUNTY, GEORGIA, does grant, bargain, sell and convey, so far as the office of EX-OFFICIO SHERIFF OF COBB COUNTY, GEORGIA, authorizes him, unto the said Grantee, heirs and assigns,

ALL THAT TRACT OF LAND BEING IN THE: STATE OF GEORGIA, COUNTY OF COBB, CITY OF SMYRNA, LAND LOT 664, 17TH DISTRICT, 2ND SECTION, BEING 0.68 ACRES, MORE OR LESS. OR AS FURTHER DESCRIBED IN DEED BOOK 14861, PAGE 3364. BEING KNOWN AS TAX MAP & PARCEL 17066400260, COBB COUNTY, GEORGIA.

Subject to restrictions on record in the Clerk of Superior Court, Cobb County, Georgia.

TO HAVE AND HOLD the said described premises, together with all rights, members, and appurtenances thereof, and, also, all the estate, right, title, interest, claim, or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, SUBJECT to the right of redemption as provided by law.

IN WITNESS THEREOF, said TAX COMMISSIONER AND EX-OFFICIO SHERIFF OF COBB COUNTY, GEORGIA, has set his hand and affixed his seal hereto, the day and year first above written.

SIGNED SEALED AND DELIVERED  
IN THE PRESENCE OF:

*Severn B. Watson*  
\_\_\_\_\_  
Witness

*Hildegard K. Street*  
\_\_\_\_\_  
Notary Public

2-26-14



*Carla Jackson*  
\_\_\_\_\_  
CARLA JACKSON  
Tax Commissioner and Ex-Officio  
Sheriff of Cobb County, Georgia

AFTER RECORDING RETURN TO:  
Pendergast & Assoc., P.C.  
South Terraces, Suite 1000  
115 Perimeter Center Place  
Atlanta, GA 30346  
Property: 3151 Tucson Court, Powder Springs

*J.C. Stephenson*  
Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

\_\_\_\_\_  
Space Above this Line for Recording Data

STATE OF GEORGIA  
COUNTY OF DEKALB

### QUITCLAIM DEED

THIS INDENTURE, made the 21st day of June, 2011, between Ernest S. McDade and Marie S. McDade as party of the first part, hereinafter called "Grantor," and CitiFinancial Services, Inc., a Georgia Corporation party 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 other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents, does hereby remise, convey and forever quitclaim unto the said Grantee, all the right, title, interest, claim or demand which said party of the first part has or may have had in the property described as follows:

All that tract or parcel of land lying and being in Land Lot 664 of the 17th District and Second Section of Cobb County, Georgia, and being a sub-divided lot fronting 150 feet on Bates Street and extending back of a uniform width a distance of 200 feet; bound on the east by Bates Street, on the North by James Ezzard, on the South by Clifford Ezzard and on the West by John T. Mayes.

\*\*This deed is given to correct the unintentional inclusion of the above described property in a deed given from the above Grantee to the Grantor recorded at Deed Book 14845, Page 1380, Cobb County Records.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any persons or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to said premises or appurtenances or any rights thereof.

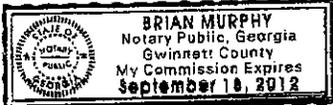
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

*Ernest S. McDade*  
Ernest S. McDade  
*Marie S. McDade*  
Marie S. McDade

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*[Signature]*  
Notary Public



RETURN RECORDED DOCUMENTS TO:  
Pendergast & Associates, P.C.  
115 Perimeter Center Place  
South Terraces, Suite 1000  
Atlanta, GA 30348  
File# 10-10628-2dm

Deed Book 14845 Pg 1380  
Filed and Recorded Apr-04-2011 03:46pm  
2011-0041070  
Real Estate Transfer Tax \$24.80

J.C. Stephenson

Jay C. Stephenson  
Clerk of Superior Court Cobb Cty. Ga.

LIMITED WARRANTY DEED

STATE OF Texas  
COUNTY OF Dallas

This INDENTURE made this 30<sup>th</sup> day of March, in the year Two Thousand Eleven, between CitiFinancial Services, Inc., a Georgia Corporation, by its attorney in fact, National Default REO Services LLC a Delaware Liability Company, d/b/a First American Asset Closing Services, as party or parties of the first part, hereinunder called Grantor, and Ernest S. McDade and Marie S. McDade, as joint tenants with rights of survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantee" and "Grantor" 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 the property described as follows:

All that tract or parcel of land lying and being in Land Lot 571 of the 19th District, 2nd Section, Cobb County, Georgia, being Lot 138, Beaver Creek Crossing Subdivision, Unit 8, as per plat recorded in Plat Book 83, Page 2, Cobb County Records, said plat by this reference being incorporated herein and made a part hereof for a more complete description; said property being improved property known as 3151 Tucson Way according to the present system of numbering houses in Cobb County, Georgia.

Also All that tract or parcel of land lying and being in Land Lot 664 of the 17th District and Second Section of Cobb County, Georgia, and being a sub-divided lot fronting 150 feet on Bates Street and extending back of a uniform width a distance of 200 feet; bound on the east by Bates Street, on the North by James Ezzard, on the South by Clifford Ezzard and on the West by John T. Mayes.

This deed is given subject to all easements and restrictions of record, if any.

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 party of the first part for its heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said party of the second part, his or her heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part. WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

CitiFinancial Services, Inc., a Georgia Corporation, by its attorney in fact, National Default REO Services LLC a Delaware Liability Company, d/b/a First American Asset Closing Services

  
\_\_\_\_\_

By **Charlotte Elliott**

Printed Name *V.P.*

Corp Office

  
\_\_\_\_\_

Attest **Sandra Taylor**

Printed Name *V.P.*

Corp Office

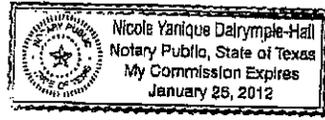
Corporate Seal

  
\_\_\_\_\_

Unofficial Witness  
*Scott Burk*

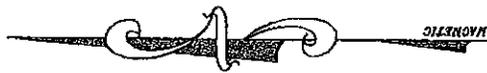
  
\_\_\_\_\_

Notary Public



Authorized Signer of National Default REO Services, a Delaware Limited Liability Company d/b/a First American Asset Closing Services (FAACS), as Attorney in fact and/or agent

Power of Attorney recorded *5/11/2010*  
*14770* *6101*  
In Deed Book ~~14770~~, Page ~~3799~~  
Cobb County, Georgia Records.



50' R/W Bates Street

Bates Street 40' R/W

N87°20'46"E 200.07'

35' BL

10' BL

13,763 Sq. Ft.

N86°49'15"E

204.11'

10' BL

35' BL

13,763 Sq. Ft.

10' BL

S87°20'46"W 200.06'

75.0'

30' BL

NORTH TRACT

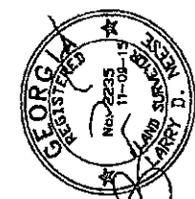
SOUTH TRACT

- LEGEND**
- I.P.P. - IRON PIN PLACED AT CORNER
  - I.P.F. - IRON PIN FOUND AT CORNER
  - I.P.S. - IRON PIN SET
  - MARBLE MONUMENT FOUND
  - △ BREAK IN PROPERTY (TRANSFERRED) LINE
  - WOOD FENCE
  - POWER LINE
  - TELEPHONE LINE
  - LAND LOT LINE
  - P.S.P. - POWER POLE
  - BARBED WIRE FENCE
  - WOOD FENCE
  - R.C.P. - REINFORCED CONCRETE PIPE
  - C.M.P. - CORRUGATED METAL PIPE

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Board Rules of the Georgia Board of Registration for Professional Engineers and Surveyors, as amended, and as set forth in the Georgia Plot Act, O.C.G.A. 15-6-87.

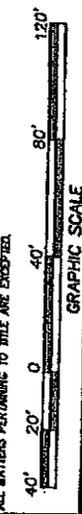
**Larry D. Neese, PLS**  
 194 Cadence Trail  
 Canton, Georgia 30115  
 E-Mail: Lneese2235@aol.com

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235  
 CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS MAP NO. 13067001306, DATED December 15, 2006

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000. THE FIELD ANGLES ARE MEASURED TO AN ANGULAR ERROR OF 21" PER ANGLE POINT AND THE DISTANCE MEASUREMENTS ARE TO A LINEAR PRECISION OF ONE FOOT IN 100,000 FEET.  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN EQUIPMENT UTILIZED: ANGULAR - SURVEYOR UNUSUAL SURVEYOR  
 UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500 FEET OF THIS PROPERTY.



GRAPHIC SCALE

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR PARTIES WHOSE INTERESTS ARE EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY OTHER PERSONS OR PARTIES WITHOUT AN EXPRESSED RESERVATION BY THIS SURVEYOR. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF CURRENT TITLE REPORT.

Proposed Lot Split

# Habitat For Humanity

2560 Bates Street, Smyrna, Georgia		REVISIONS
LAND LOT -	664	CC HP
DISTRICT -	17th	Dwn GF
COUNTY -	Cobb	Chkd LDN
STATE -	Georgia	FILE
FIELD DATE:	11-11-15	SCALE: 1"=40'
PLAT DATE:	11-09-15	150081