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PARTICIPANT ID

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NIKI SEWELL, CLERK
SUPERIOR COURT
COWETA COUNTY, GA

Record and Return to:
Lawson, Beck & Sandlin, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269

Cross Index Deed Book 4794, Page 654

Niki Sewell

**Quitclaim Deed to
Release Certain Provisions of Covenants**

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made the 16th day of November, 2022 between **Linchwood Coweta, LLC**, as party or parties of the first part, hereinafter called Grantor, and **DUSTIN SHAW HOMES, INC.**, 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 one dollar (\$1.00) and other 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 that tract or parcel of land lying and being in Land Lot 126 of the 1st District of Coweta County, Georgia, being Lot 34 of Graceton Farms Subdivision, Phase 1, as shown on that certain plat of said subdivision recorded in Plat Book 97, Pages 46-49, Coweta County, Georgia Records, said plat being incorporated herein and made a part hereof by reference. Hereinafter "Lot 34".

The Grantor is the Declarant under the Protective Covenants, Conditions, Restrictions and Easements for Graceton Farms Subdivision. The purpose of this quitclaim deed is to release the above-described property from certain provisions of the Protective Covenants, Conditions, Restrictions and Easements for Graceton Farms Subdivision which are recorded in Deed Book 4787, Page 740 and re-recorded in Deed Book 4931, Page 165, Coweta County, Georgia Records, hereinafter "the Declaration".

The provisions from which lot 34 shall be released are as follows:

- 1) Lot 34 is hereby completely released from all of Article 6 Architectural Standards of the Declaration. Lot 34 shall only be subject to any buildings regulations of Coweta County and/or the Town of Turin.
- 2) Lot 34 is hereby released from the following provisions of the Declaration Article 7 Use Restrictions and rules:
 - a) Section 7.2 Residential USE
 - b) Section 7.6 Animals and Pets
 - c) Section 7.10 Tree Removal
 - d) Section 7.15 Fences

Lot 34 shall no longer be encumbered by the above referenced sections of Article 7 of the Declaration and shall only be subject to regulations of Coweta County and/or The town of Turin as they apply to the matters in the above referenced released sections.

All other provisions of the Declaration shall still apply to Lot 34. The Grantor of this deed (Declarant) nor any members or future board of directors of GRACETON FARMS HOA INC. shall ever have the authority to modify the Declaration as it applies to Lot 34 and shall never re-encumber lot 34 with any of the above deleted articles or sections of the Declaration.

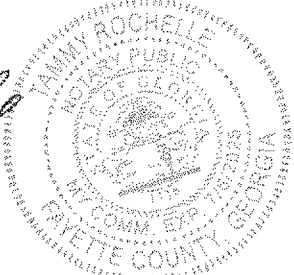
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

Adrian L. Cagle
Unofficial Witness

Tammy Rochelle
Notary Public



Linchwood Coweta, LLC

By: *[Signature]*
David Todd Freeman, Manager