

IN THE MAGISTRATE COURT
COUNTY OF POLK
STATE OF GEORGIA

POLK COUNTY, GEORGIA)
Plaintiff)

vs.)

162 EAST POINT ROAD)
CEDARTOWN, GEORGIA 30125)
PARCEL NO.: 030F063-)
Defendant)

CIVIL ACTION

FILE NO.: 23-402CS

FILED & RECORDED
MAGISTRATE COURT
POLK COUNTY, GA.
2023 JUL -7 PM 3:36

ORDER

The above matter having come before this Court on the 29th day of June, 2023, with the Plaintiff having appeared and the Defendant failed to appear despite having been provided proper notice of this hearing, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

1.

Polk County, or its lawfully designated agents and/or employees, shall be fully authorized to enter upon the lands located at 162 East Point Road, Cedartown, Georgia, for the following purposes:

- a. To demolish, rehabilitate and remove the remaining portions of the structure located on 162 East Point Road, Cedartown, Georgia; and
- b. To dismantle, destroy or otherwise relocate the structure located on 162 East Point Road, Cedartown, Georgia as identified on Exhibit "A" attached to this Order.

2.

This Order shall take effect as of 5:00 p.m. on August 1, 2023. Polk County, and its designees and/or employees shall be fully authorized to secure said property as may be deemed reasonably necessary and shall take and shall employ any and all means as may be deemed reasonably necessary to access the property in the event the property is secured by fences, gates, locks, chains or other such implementations.

3.

Any and all costs incurred by the County in order to rehabilitate the subject property as hereinabove described, shall serve as a lien against the subject property and shall be recorded in the general execution docket of the Superior Court Clerk's Office evidencing the existence of this lien against the subject property.

SO ORDERED this 7 day of July, 2023.



Judge, Polk County Magistrate Court

Prepared by 

Brad J. McFall
Georgia Bar No. 491040
P.O. Box 292
Cedartown, GA 30125
770-748-2815
e-mail: brad@gmvlawfirm.com

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FILED IN OFFICE
04/30/2012 12:22 PM
BK:1426 PG:113-115
SHEILA WELLS
CLERK OF SUPERIOR COURT
POLK COUNTY
Sheila Wells
REAL ESTATE TRANSFER TAX
PAID: \$0.00

Commitment Number: 2961481
Seller's Loan Number: 1699276364

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001 ☺
(800) 439-5451

REC: 78710
DATE: 4-30-12
CHECK: 1322
TT:
PT: 115-12-608

This instrument prepared by:
Thomas V. Alonzo, Esq. (Georgia Bar Number: 812054), and Jay A. Rosenberg, Esq., Rosenberg
LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax:
(866) 611-0170.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
030F-063

LIMITED WARRANTY DEED

Fannie Mae AKA Federal National Mortgage Association, whose mailing address is 14221
Dallas Parkway, Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$15,000.00 (Fifteen
Thousand Dollars and no Cents) in consideration paid, grants, bargains, sells and conveys with
covenants of limited warranty to Tom Recore, hereinafter grantee, whose tax mailing address is
6216 Hermosa Dr Ocean Springs, MS 39564, the following real property:

All that tract or parcel of land lying and being in Land Lot 1063 of the 2nd District, 4th
Section of Polk County, Georgia and being Lot 8, Robert L. Parks, as shown in Plat Book J,
Page 211, Polk County Records, which plat is incorporated herein by this reference and
made a part of this description. Said property being known as 162 East Point Road,
Cedartown, Georgia 30125, according to the present system of numbering in Polk County,
Georgia.

Property Address is: 162 E Point Rd Cedartown, GA 30125

EXHIBIT "A"

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Official Records Book 1405, Page 232

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee or Grantees are advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named in the above legal description.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 18,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$ 18,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Signed, Sealed and Delivered on 4-18, 2012:

Federal National Mortgage Association
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.

[Signature]
Christopher Daniel
Its: Assistant Vice President

[Signature]
Melissa Harvey
Its: Vice President

Signed in my presence:

Signed in my presence:

[Signature]
(Witness Signature)

[Signature]
(Witness Signature)

Print Name:
Amy Saffers

Print Name:
Cora Trulli

A Power of Attorney relating to the above described property was recorded on 09/14/2011 at Document Number: boak 1406 page 3.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 18 day of April, 2012, the undersigned authority, personally appeared Christopher Daniel, Assistant Vice President of ServiceLink, a Division of Chicago Title Insurance Company, as the Attorney in Fact for Federal National Mortgage Association and Melissa Harvey, Vice President of ServiceLink, a Division of Chicago Title Insurance Company, as the Attorney in Fact for Federal National Mortgage Association, and are appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who are known to me or have shown N/A as identification, who after being by me first duly sworn, deposes and say that they have the full binding legal authority to sign this deed on behalf of the aforementioned corporation and that they voluntarily executed this instrument.

[Signature]
NOTARY PUBLIC
My Commission Expires 9-4-13

