

This Instrument Prepared By: James D. White, Jr.
Attorney at Law
101 Green Street
Celina, Tennessee 38551

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

RESPONSIBLE TAXPAYER AND PROPERTY OWNER:

Name: Wayne A. Ravesloot, et ux. Address: 2929 43rd St.
City: Highland State: IN Zip: 46322
Map: _____ Parcel: _____

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, I, LASZLO CZIRAKI, hereinafter called Grantor, have this day bargained and sold and do by these presents sell, transfer and convey unto WAYNE A. RAVESLOOT and wife, JENNINE D. RAVESLOOT, hereinafter called Grantees, their heirs and assigns, that certain tract or parcel of land situated, lying and being in the 3rd Civil District of Clay County, Tennessee, and more particularly described as follows, to-wit:

PARCEL NO. 1:

TRACT NO. 1:

Beginning on a 1/2" pipe at the south edge of a 32-foot r.o.w., being the northwest corner of this tract, and the northeast corner of Tract 1; Thence leaving the boundary of Tract 1, and with the r.o.w. and severing the parent tract, South 78 degrees, 44 minutes, 33 seconds East 136.41 feet to a 1/2" pipe at the r.o.w., the northeast corner of this tract, and the northwest corner of Tract 3; Thence leaving the r.o.w., further severing the parent tract and with the west boundary of Tract 3, South 8 degrees, 12 minutes, 53 seconds West 178.82 feet to a 1/2" pipe in a fenceline, the southeast corner of this tract, and the southwest corner of Tract 3; Thence leaving the boundary of Tract 3, and with the fenceline and further severing the parent tract, South 89 degrees, 42 minutes, 16 seconds West 62.35 feet to a wooden post in the fenceline; Thence with the fenceline and further severing the parent tract, South 85 degrees, 57 minutes, 50 seconds West 76.29 feet to a 1/2" pipe in the fenceline, the southwest corner of this tract, and the southeast corner of Tract 1; Thence leaving the fenceline, and with the east boundary of Tract 1 and further severing the parent tract, North 8 degrees, 12 minutes, 53 seconds East 211.48 feet to the point of beginning, containing 0.6067 acres.

TRACT NO. 2:

Beginning on a 1/2" pipe at the south edge of a 32-foot r.o.w., the northwest corner of this tract, and the northeast corner of Tract 2; Thence leaving the boundary of

MAP 516 G TRANSFERRED
BILLY R. SMITH CM 46.09
ASSESSOR OF PROPERTY APPROVED P 46.09
46.07
46.08
46.11
46.12
46.13

Tract 2, and with the r.o.w. and severing the parent tract, South 78 degrees, 44 minutes, 33 seconds East 160.76 feet to a 1/2" pipe at the r.o.w., the northeast corner of this tract, and the northwest corner of Tract 4; Thence leaving the r.o.w., and with the west boundary of Tract 4 and severing the parent tract, South 8 degrees, 12 minutes, 53 seconds West 154.40 feet to a wooden post in the fenceline, the southeast corner of this tract, and the southwest corner of Tract 4; Thence leaving the boundary of Tract 4, and with the fenceline and further severing the parent tract, North 84 degrees, 41 minutes, 17 seconds West 82.38 feet to a wooden post in the fenceline; Thence continuing with the fenceline and further severing the parent tract, South 89 degrees, 42 minutes, 16 seconds West 79.12 feet to a 1/2" pipe in the fenceline, the southwest corner of this tract, and the southeast corner of Tract 2; Thence leaving the fenceline, and with the east boundary of Tract 2 and severing the parent tract, North 8 degrees, 12 minutes, 53 seconds East 178.82 feet to the point of beginning, containing 0.6067 acres.

TRACT NO. 3:

BEGINNING on a concrete monument at the east r.o.w. of Tennessee Highway 53 at it's intersection with the south edge of a 32-foot r.o.w.; thence leaving the highway r.o.w., and with the south edge of the 32-foot r.o.w. and severing the parent tract, South 78 degrees, 44 minutes, 33 seconds East 102.70 feet to a 1/2" pipe at the r.o.w., the northeast corner of this tract, and the northwest corner of Tract 2; thence leaving the r.o.w., and with the West boundary of Tract 2 and further severing the parent tract, South 8 degrees, 12 minutes, 53 seconds West 211.48 feet to a 1/2" pipe in the fenceline, the southeast corner of this tract; thence leaving the boundary of Tract 2, with the fenceline and further severing the parent tract, South 85 degrees, 57 minutes, 50 seconds West 46.08 feet to a 3/8" rebar in the fence corner, also a property corner to a tract of land belonging to Langford; thence with the boundary of Langford and the fenceline North 31 degrees, 17 minutes, 43 seconds West 191.05 feet to a 3/8" rebar in the fenceline; thence continuing with the fenceline and the boundary of Langford, North 16 degrees, 21 minutes, 33 seconds East 25.32 feet to a 3/8" rebar in the fenceline at the east r.o.w. of Tennessee Highway 53; thence leaving the boundary of Langford, and with the r.o.w. of the highway, North 56 degrees, 18 minutes, 17 seconds East 81.21 feet to the point of beginning, containing 0.6067 acres.

TRACT NO. 4:

Beginning on a 1/2" pipe at the north edge of a 32-foot r.o.w., the southeast corner of this tract; Thence with the r.o.w., and severing the parent tract, North 78 degrees, 44 minutes, 33 seconds West 145.35 feet to a 1/2" pipe at the r.o.w., the southwest corner of this tract, and the southeast corner of Tract 6; Thence leaving the r.o.w., and with the east boundary of Tract 6 and further severing the parent tract, North 5 degrees, 02 minutes, 41 seconds East 180.51 feet to a point in the center of the creek witnessed by a 1/2" pipe on the south creek bank, and being the northwest corner of this tract, the northeast corner of Tract 6, and a point in the boundary of a tract of land belonging to Allred; Thence leaving the boundary of Tract 6, and with the creek and the boundary of Allred, South 66 degrees, 52 minutes, 59 seconds East 21.79 feet, and South 69 degrees, 03 minutes, 25 seconds East 128.70 feet to a point in the center of the creek witnessed by a 1/2" pipe on the south creek bank, the northeast corner of this tract; Thence leaving the creek and the boundary of Allred South 5 degrees, 02 minutes, 41 seconds West 154.22 feet to the point of beginning, containing 0.5540 acres.

TRACT NO. 5:

Beginning on a 1/2" pipe at the north edge of a 32-foot r.o.w., the southwest corner of this tract, and the southeast corner of Tract 7; Thence leaving the r.o.w., and with the east boundary of Tract 7 and severing the parent tract, North 5 degrees, 02 minutes, 41 seconds East 179.86 feet to a point in the center of Shankey Branch witnessed by a 1/2" pipe on the south or east creek bank, and being the northwest

corner of this tract, the northeast corner of Tract 7, and a point in the boundary of a tract of land belonging to Allred; Thence leaving the boundary of Tract 7, and with the center of the creek and the line of Allred, North 61 degrees, 05 minutes, 09 seconds East 33.89 feet to the forks of the creek; Thence leaving Shankey Branch, and with the right fork of the creek and the line of Allred, South 66 degrees, 52 minutes, 59 seconds East 103.27 feet to a point in the center of the creek witnessed by a 1/2" pipe on the south bank of the creek, being the northeast corner of this tract, and the northwest corner of Tract 5; Thence leaving the creek and the line of Allred, and with the west boundary of Tract 5 and severing the parent tract, South 5 degrees, 02 minutes, 41 seconds West 180.51 feet to a 1/2" pipe at the north edge of the aforementioned 32-foot r.o.w., the southeast corner of this tract, and the southwest corner of Tract 5; Thence leaving the boundary of Tract 5, and with the r.o.w. of the road and severing the parent tract, North 78 degrees, 44 minutes, 33 seconds West 127.03 feet to the point of beginning, containing 0.5540 acres.

TRACT NO. 6:

Beginning on a 1/2" pipe at east r.o.w. of Tennessee Highway 53 at it's intersection with the north edge of a 32-foot r.o.w., the southwest corner of this tract; Thence leaving the edge of the 32-foot r.o.w., and with the highway r.o.w., North 61 degrees, 20 minutes, 51 seconds East 184.20 feet to the coincidence of the r.o.w. at the centerline of Shankey Branch, also a point in the boundary of a tract of land belonging to Allred; Thence leaving the r.o.w., and with the center of the branch and the line of Allred, North 86 degrees, 40 minutes, 41 seconds East 40.91 feet, and North 61 degrees, 05 minutes, 09 seconds East 78.02 feet to a point in the center of the branch witnessed by a 1/2" pipe on the south or east bank of the branch, the northeast corner of this tract, and the northwest corner of Tract 6; Thence leaving the branch and the line of Allred, and with the west boundary of Tract 6 and severing the parent tract, South 5 degrees, 02 minutes, 41 seconds West 179.86 feet to a 1/2" pipe at the north edge of the aforementioned 32-foot r.o.w., the southeast corner of this tract, and the southwest corner of Tract 6; Thence leaving the boundary of Tract 6, and with the r.o.w. of the road and severing the parent tract, North 78 degrees, 44 minutes, 33 seconds West 259.96 feet to the point of beginning, containing 0.5540 acres.

And being the same lands conveyed to Dawn M. Cziraki and Laszlo Cziraki from Dale Hollow Lodging & Storage by warranty deed dated February 17, 2015, and recorded in Deed Book 103, pages 317-320, Register's Office of Clay County, Tennessee; and being the same lands awarded to Laszlo Cziraki by Agreed Order to Amend Marital Dissolution in Dawn Mari Cziraki vs. Laszlo Cziraki, Common Pleas Court for Clay County, Tennessee, Docket No. 2015-CP-9, and recorded in Lien Book 6, pages 381-383, Register's Office of Clay County, Tennessee; and being the same lands wherein Dawn M. Leahy f/k/a Dawn M. Cziraki a/k/a Dawn Mari Cziraki conveyed all her right title and interest to Laszlo Cziraki by quitclaim deed dated June 27, 2017, and recorded in Deed Book 108, pages 119-122, Register's Office of Clay County, Tennessee.

PARCEL NO. 2:

BEGINNING at a new 1/2" pipe on the South side of a 32' right-of-way said pipe being located S 78° 44' 33" E 399.87 feet from a concrete monument in the East right-of-way of State Highway 53; thence from the beginning and the South side of said 32' right-of-way, S 78° 44' 33" E 174.21 feet; thence S 05° 02' 41" W 143.05 feet to a wooden post in a fenceline; thence N 82° 31' 04" W 181.89 feet to a wooden post; thence N 08° 12' 53" E 154.40 feet to the beginning, and containing .6067 acres more or less.

And being the same lands conveyed to Laszlo Cziraki from Vivian L. Rich by warranty deed dated May 12, 2016, and recorded in Deed Book 105, pages 542-544, Register's Office of Clay County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness my hand on this the 11th day of July, 2017.




 LASZLO CZIRAKI

STATE OF MASSACHUSETTS
 COUNTY OF SUFFOLK

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named LASZLO CZIRAKI, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of July, 2017.




 TAI JUN ALI
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 June 10, 2022



 NOTARY PUBLIC

My Commission Expires: 06/10/22

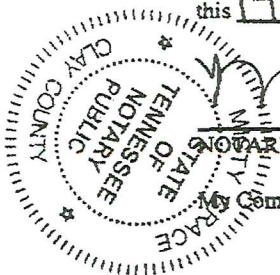


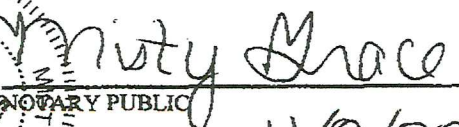
I, or we Swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$275,000.00, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



 AFFIANT

Sworn to and subscribed to before me this 17 day of July, 2017.





 NOTARY PUBLIC
 My Commission Expires: 11/8/2017

BK/PG: WD108/123-126

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4 PGS:AL-WARRANTY DEED	
JENNY BATCH: 16821	
07/17/2017 - 02:03:16 PM	
VALUE	275000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1017.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1040.50

STATE OF TENNESSEE, CLAY COUNTY
 BRENDA BROWNING