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PARTICIPANT ID: 0753892852
CLERK: Marsha Thomas
APPLING County, GA



Return to: The Ramay Law Firm, P. O. Box 2245, Hazlehurst, Georgia 31539
MAP & PARCEL: 030/120H

WARRANTY DEED

THIS INDENTURE, made this the 9th day of March, 2023, between

MITCHELL WATERS

as PARTY of the FIRST PART, hereinafter called "GRANTOR," and

JAMIE T. WINTERS

as 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 AND NO/100---(\$10.00)-----DOLLARS and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which 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 of the following described property, to-wit:

All that certain tract or parcel of land lying, situate and being in Land Lot 535 of the 2nd Land District, Appling County, Georgia, containing 10.802 acres, more or less, and designated as Tract 7, Piney Bluff Estate, as more fully shown and described upon a plat of survey prepared by M. Jerry Tomberlin, Jr., Surveyor, dated May 18, 2020, recorded in Plat Book 21, page 401, Appling County, Georgia Records, specific reference to which is made a part of this description.

Subject to and including the use of the 30' perpetual, non-exclusive access roads which traverse said tracts, as shown on the aforesaid plat. Subject to the following reservations, covenants and restrictions:

A. All tracts should be used for residential purposes only, with no prefab, modular or mobile home allowed;

- B. Residential structure shall contain not less than 1750 square feet heated floor space;
- C. There shall be no walls or view obstructing structures allowed on docks; and
- D. There shall be no obnoxious noises, trash, junk or vicious or barking dogs allowed.

This is the same and identical tract of land conveyed from Eagle Point Holdings, LLC to Mitchell Waters by Warranty Deed dated June 12, 2020, recorded in Deed Book 574, Pages 535-537 in the Office of the Clerk of Superior Court of Appling County, Georgia.

TO HAVE AND TO HOLD the said above described tract or parcel of land, the said bargained premises, together with all and singular the rights, members, hereditaments, improvements, easements, 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 LASTLY, THE SAID GRANTOR will warrant that GRANTOR is seized of said premises in FEE SIMPLE and has good right to convey same; that said premises are free from encumbrances and GRANTOR will warrant and forever defend the right and title to the above described property unto the said GRANTEE, against the claims of all persons whomsoever.


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:


COMMON WITNESS


MITCHELL WATERS

L.S.


NOTARY PUBLIC
My Commission Expires: 8/15/2025

