

Deed Doc: WD
Recorded 09/21/2023 02:24PM
Georgia Transfer Tax Paid :
\$2,066.00
HERBERINA M. TURNER
Clerk Superior Court,
TALIAFERRO County, Ga.
Bk 00114 Pg 0351-0352
Penalty: \$0.00
Interest: \$0.00
Participants: 8569702895

Return to: Patricia S. Bryant, LLC
Suite 300, 8 N Oliver St.
Elberton, GA. 30635

STATE OF GEORGIA)
COUNTY OF TALIAFERRO & HANCOCK)

LIMITED WARRANTY DEED

THIS INDENTURE, made this 21 day of September, 2023, by and between RODGER C. HART and MARY R. HART, of the State of Georgia, of the first part, and CHAU PHAM and HANH HUYNH, of the State of Georgia, of the second part.

WITNESSETH: That the said party of the first part for and in consideration of Ten (\$10.00) 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, has granted, bargained, sold, aliened and conveyed, and by these presents does grant, bargain, sell, assign and convey unto the said party of the second part, his successors and assigns, the following described property, to-wit:

All that tract or parcel of land, with improvements thereon, lying and being in the 608th G.M. District, Taliaferro County, Georgia, and in the 107th G.M. District, Hancock County, Georgia, containing 839.1 acres, more or less, and being more particularly described in a Plat of Survey prepared by H.M. Brown, R.L.S., dated June 17, 1968, recorded in Plat Book 6, Page 9, Taliaferro County, Georgia records.

Said property being bounded now or formerly as follows: On the North by lands of Wales Flynt; on the East by lands of Jack Veazey, W.M. Jones, Hattie V. Stewart Estate and Mrs. Beatrice Williams; on the South by lands of W.C. Wickers Estate, George Castelberry, and Georgia Kraft Company; and on the West by the right of way of a public road and lands of Georgia Kraft Company and Wales Flynt.

This being the same property conveyed to Caye Properties, LLC, by Warranty Deed from C.G. Caye, Jr. Family Partnership, L.L.P., (1) dated October 17, 2007, and recorded in Deed Book 71, Page 254, Taliaferro County, Georgia records; and (2) dated December 31, 2015, and recorded in Deed Book 487, Page 76, Hancock County, Georgia records.

This conveyance is subject only to: (1) zoning; (2) general utility, sewer, and drainage easements of record and upon which the improvements do not encroach; and (3) Current Use Assessment of Bona Fide Agricultural Property filed and recorded July 5, 2016 in Deed Book 93, Pages 273, and Forest Land Conservation Use Assessment Covenant filed and recorded February 13, 2018 in Deed Book 97, Page 406, Taliaferro County, Georgia records.

Transfer Tax will be paid in Taliaferro County, Georgia.

TO HAVE AND TO HOLD the said premises, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in

any wise appertaining, to the only proper use, benefit and behoof of Grantee, and the successors, successors-in-title and assigns of Grantee, forever, in fee simple. Grantor shall warrant and forever defend the right and title to the said premises unto Grantee, and the successors-in-title and assigns of Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and affixed their seal, the day and year first herein written.

Rodger C Hart (SEAL)
RODGER C. HART

Mary R. Hart (SEAL)
MARY R. HART

Signed, sealed and delivered in the presence of:

Dana M Moon
Unofficial Witness

Patricia S Bryant
Notary Public, State of Georgia
My commission expires: 11/3/2024

