

Please return to:
Lawson & Beck, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 20-LAW-1654

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Spalding County, GA
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STATE OF GEORGIA
COUNTY OF FAYETTE

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LIMITED WARRANTY DEED

THIS INDENTURE made this 30th day of June, 2020 between

Georgia Land, LLC

as party or parties of the first part, hereinafter called Grantor, and

Tom Richards

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 TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof 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, the following described property:

All that tract or parcel of land lying and being in Land Lots 84 and 85 of the 2nd Land District of Spalding County, Georgia and being more particularly described as follows:

To find the true point of beginning, begin at the point formed by the intersection of the southeasterly right-of-way line of Griffin-Williamson Highway aka Georgia Highway #362 (an apparent 60 foot right-of-way) with the westerly right-of-way line of Carver Road; run thence in a southwesterly direction along the southeasterly right-of-way line of Griffin-Williamson Highway aka Georgia Highway #362 (an apparent 60 foot right-of-way) a distance of 1,924.50 to a 1/2 inch rebar set and the true point of beginning. From the true point of beginning thus established, and leaving the southeasterly right-of-way of Griffin-Williamson Highway aka Georgia Highway #362 (an apparent 60 foot right-of-way), run thence South 4 degrees 46 minutes 32 seconds East a distance of 628.18 feet to a 1 inch open top pipe; run thence South 74 degrees 56 minutes 18 seconds West a distance of 135.00 feet to a 1/2 inch rebar set; run thence North 4 degrees 28 minutes 25 seconds West a distance of 614.47 feet to a 1/2 inch rebar set located on the southeasterly right-of-way line of Griffin-Williamson Highway aka Georgia Highway #362 (an apparent 60 foot right-of-way); run thence along the said southeasterly right-of-way line of Griffin-Williamson Highway aka Georgia Highway #362 (an apparent 60 foot right-of-way) North 68 degrees 57 minutes 7 seconds East a distance of 135.00 feet to a 1/2 inch rebar set and the true point of beginning.

Said tract or parcel of land containing 1.870 acres, more or less, and being depicted on that certain plat of survey prepared for Georgia Land, LLC by Four Corners Surveying, Ronald T. Godwin, GA RLS No. 2696, dated January 6, 2020, a copy of said plat of survey being attached hereto as Exhibit "A-1" and incorporated herein by this reference.

Subject to restrictive covenants and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members 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.