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 Dena M Adams, C.S.C.
 White County, GA



When Recorded Return To:
 K. Grant Keene
 Attorney at Law
 P. O. Box 246
 Cleveland, Georgia 30528

LIMITED WARRANTY DEED
STATE OF GEORGIA
COUNTY OF WHITE

THIS INDENTURE, made this 21st day of December in the Year of Our Lord

Two Thousand and Eighteen ----- between

P. HAMILTON SCHWARTZ, also known as Phillips Hamilton Schwartz

of the County of White and State of Georgia of the first part, and

JEFFREY PAUL SIDWELL, also known as Jeffrey P. Sidwell, and **ERIN FIGHT**

of the County of Fulton and State of Georgia of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of
 --Ten Dollars and Other Valuable Considerations--

in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs, successors and assigns, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 44 and 45 of the 3rd Land District of White County, Georgia, containing 12.31 acres, more or less, and being all of the 12.31-acre tract designated and delineated as Tract 1 on the Plat of Survey (Map - Division Survey) dated December 12, 2018, prepared for Jeff Sidwell and Erin Fight by Lovell, Stroud and Associates, LLC, Clarkesville, Georgia, and J. Scott Stroud, Georgia Registered Land Surveyor No. 3094, recorded in Plat Book 2018, page 176, Office of Clerk, Superior Court, White County, Georgia. Reference is hereby made to said Plat of Survey and the record thereof for a more complete description of said property.

SUBJECT TO an unobstructed and non-exclusive easement for ingress and egress appurtenant to and for the benefit of the tract identified on said Plat of Survey as "N/F LAURA K. SCHWARTZ - DB PG. 72 - PB16 PG. 17" (which tract is presently identified in the records of the White County Tax Assessor's Office as Parcel No. 070 346) via

Initials: PS P.H.S.

the "EASEMENT AREA - 2,140 SQ. FT." shown on the above-referenced Plat of Survey. Said easement shall not be defeated for lack of use or maintenance but shall be a covenant running with the land.

SUBJECT TO the tax covenant provisions under O.C.G.A. Section 48-5-7.4 set out in the Application and Questionnaire for Current Use Assessment of Bona Fide Agricultural Property executed by P. Hamilton Schwartz, dated May 17, 2012, and approved by the White County Board of Tax Assessors on June 11, 2012, and recorded in Deed Book 1462, pages 449-450, said Clerk's Office, which established a tax covenant agreement under O.C.G.A. Section 48-5-7.4., and which states a covenant period beginning on January 1, 2012 and ending on December 31, 2021.

SUBJECT TO existing slope, fill, and drainage easements appurtenant to the 80-foot right-of-way of the Georgia Highway No. 255 (GA. HWY. 255) shown on the above-referenced Plat of Survey.

SUBJECT TO the 15-foot building setback line ("15' B.S.L.") and 50-foot building set back line ("50' B.S.L.") shown on said Plat of Survey.

SUBJECT TO existing easements for public utilities.

SUBJECT TO AND BENEFITTED BY the Collateral Exchange Agreement dated December 21, 2018, by and between P. Hamilton Schwartz, also known as Phillips Hamilton Schwartz, of one part, and Jeffrey Paul Sidwell, also known as Jeffrey P. Sidwell, and Erin Fight, of the other part, recorded in Deed Book 1700, pages 138 - 142, said Clerk's Office.

SUBJECT TO the Right of Right of First Refusal dated December 21, 2018, by and between P. Hamilton Schwartz, also known as Phillips Hamilton Schwartz, of one part, and Jeffrey Paul Sidwell, also known as Jeffrey P. Sidwell, and Erin Fight, of the other part, recorded in Deed Book 1700, pages 119 - 123, said Clerk's Office.

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 party of the second part, his heirs, successors and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for himself and his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs, successors and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

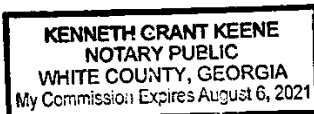
IN WITNESS WHEREOF, the said party of the first part has hereunto set their hands and seals, the day and year above written.

Signed, sealed and delivered
in the presence of:

Jessica G. Holzclaw
WITNESS

Kenneth Grant Keene
NOTARY PUBLIC
(SEAL)

My Commission Expires: _____



P. Hamilton Schwartz (SEAL)
P. HAMILTON SCHWARTZ, also known as
Phillips Hamilton Schwartz