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



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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 Lot 44 of the 3rd Land District of White County, Georgia, containing 14.56 acres, more or less, and being all of the 14.56-acre tract designated and delineated Tract 2 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.

Said 14.56-acre tract is the Southerly portion of the property presently identified in the records of the White County Tax Assessor's office as Parcel No. 070 347.

SUBJECT TO the tax covenant provisions under O.C.G.A. Section 48-5-7.4 set out

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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 AND BENEFITTED BY the Access 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 113 - 118, said Clerk's Office, and SUBJECT TO the Restrictions as set forth therein, to-wit: " SUBJECT TO the following Restrictions: (a) No building or other structure (other than a gazebo, yard swing, arbor, not exceeding fourteen (14) feet in height, or fence, or any combination thereof) shall be constructed or otherwise placed on that part of the above-described property (said Burdened Tract) which part is more particularly described as follows: Beginning at the point located on the Easterly right-of-way of the Georgia Highway No. 255 (GA. HWY. 255) at the Southerly boundary of said Burdened Tract (identified as the "P.O.B.", or Point of Beginning) and running along and with said Easterly right-of-way the following five courses and distances: North 45 degrees 49 minutes 00 seconds East 86.72 feet to a point; North 43 degrees 09 minutes 42 seconds East 62.71 feet to a point; North 39 degrees 12 minutes 56 seconds East 63.11 feet to a point; North 35 degrees 18 minutes 51 seconds East 64.50 feet to a point; North 32 degrees 59 minutes 20 seconds East 10.00 feet, more or less, to a point on the Southerly side of the Southerly fork of the paved drive shown on said Plat of Survey; thence in a Southeasterly direction along and with the Southerly side of the Southerly loop of said paved drive to the point on said paved drive closest to the Easterly-most corner of the porch on the Stovall House shown on said Plat of Survey; thence along and with Southwesterly perimeter of said Stovall House porch to the Southerly-most corner of said porch; thence leaving said porch and running in a Southeasterly direction a straight line 270.00 feet, more or less, to a point on the Southerly boundary of said Burdened Tract at property, now or formerly, Daniel Eugene McCay; thence along and with the Southerly boundary of said Burdened Tract the following five courses and distances: South 87 degrees 08 minutes 01 seconds West 86.76 feet to an iron pin found (I.P.F.); North 56 degrees 02 minutes 49 seconds West 103.39 feet to an iron pin found (I.P.F.); North 55 degrees 24 minutes 00 seconds West 326.59 feet to an iron pin found (I.P.F.); North 55 degrees 24 minutes 00 seconds West 11.33 feet to said Point of Beginning (P.O.B.); and (b) No building or other structure exceeding twenty-four (24) feet in height shall be constructed or otherwise placed on that part of said Burdened Tract which is more particularly described as follows: Beginning at Easterly-most corner of said Stovall House and running in a Southeasterly direction a straight line 455.00 feet, more or less, to a point on the Southerly Boundary of said Burdened Tract at property, now or formerly, of Frances S. McCay; thence along and with said Southerly boundary of said Burdened Tract South 71 degrees 20 minutes 00 seconds West 400.00 feet to an iron pin found (I.P.F.); thence leaving said Southerly boundary of said Burdened

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Tract and running in a Northwesterly direction a straight line 270.00 feet more or less to the Southerly-most corner of said porch on said Stovall House; thence in a Northeasterly direction along and with the Southeasterly perimeter of said Stovall House to the Easterly-most corner of said Stovall House, and the Point of Beginning. Said Restrictions shall run with the land for a period of thirty (30) years from December 21, 2018. Said Restrictions may be amended from time to time, by and agreement or agreements between Schwartz and Sidwell & Fight, and their respective successors in title at the time of such agreement."

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:

Teresa G. Holzbauer
WITNESS

Kenneth Grant Keene
NOTARY PUBLIC
(SEAL)

My Commission Expires: _____

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

