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Georgia Transfer Tax Paid : \$164.00

TERESA HARPER

Clerk Superior Court, UPSON County, Ga.

Bk 01481 Pg 0087-0088

PT-61 145-2017-000038

RETURN TO:
Mallory & Trice
 Attorneys at Law
 P.O. Drawer 832
 Thomaston, GA 30286

WARRANTY DEED

GEORGIA, UPSON COUNTY:

THIS INDENTURE, made this 13th day of January, 2017, between **GORDON B. BOYT** and **TODD BOYT** of Upson County, Georgia, parties of the first part, and **BOYCE ENTERPRISES, LLC**, a Georgia limited liability company, party of the second part.

WITNESSETH:

That said parties of the first part, for and in consideration of the sum of **TEN DOLLARS** AND ALL OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto said party of the second part, its successors and assigns, the following described real estate:

All that tract or parcel of land, together with all improvements thereon, containing 63.100 acres, situate, lying and being on the easterly side of State Route 36 and the northeasterly side of Trinity Road in Land Lots Nos. 95 and 96 of the 10th Land District of Upson County, Georgia, shown and designated as Tract "C" on that certain plat of survey entitled "Plat for Gordon B. Boyt and Todd Boyt", dated November 8, 2016, prepared by Gary F. Self, Registered Land Surveyor, of record in Plat Record 31, page 271, in the Office of the Clerk of the Superior Court of Upson County, Georgia, which said plat, including the boundaries, metes, courses and distances of said real estate as shown and delineated thereon is by this reference incorporated herein in aid of this description.

This is a portion of the real estate conveyed to Gordon B. Boyt by warranty deed of William G. Johnston, Jr. and Thomas M. Johnston, dated October 3, 1986, and of record in Deed Book 320, page 738, said Clerk's Office. A one-half undivided interest in said property was conveyed to Todd Boyt by warranty deed dated May 5, 2005, and of record in Deed Book 985, page 45, said Clerk's Office.

Said tract is conveyed and accepted subject to all easements, rights of way, and restrictions of record or in existence and current year taxes which are not yet due and payable.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of said party of the second part, its successors, legal representatives and assigns, in fee simple; and the said parties of the first part the said bargained property above described unto the said party of the second part, its successors, legal representatives and assigns, and against all and every other person or persons, shall and will, and do hereby warrant and forever defend by virtue of these presents.