



Recorded 06/10/2024 04:59PM

Georgia Transfer Tax Paid : \$150.00
Camie W. Thomas Deed Doc: WD
Clerk Superior Court, JACKSON County, Ga.
Bk 0111G Pg 0410

FILED
SUPERIOR COURT
JACKSON COUNTY GA
2024 JUN 10 AM 8:00
CAMIE W THOMAS, CLERK

Please Return Document To:
STELL, SMITH & MATTISON, P.C.
P.O. Box 644
Winder, GA 30680
File #: R24-670 - Winder Friends Properties, LLC

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE made this 4th day of June, 2024, between Lesia Williamson Wheeler and Robin Williamson Crawford, of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Winder Friends Properties, LLC, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 the 245th GMD, Jackson County, Georgia, containing 2.00 acres, more or less, and designated as "OUT" Brenda Hoemman, as per plat of survey prepared for Mitchell Williamson, Lesia Williamson and Robin Crawford by Venable & Associates, Inc., dated June 9, 2003 and recorded in the office of the Clerk of Superior court of Jackson County, Georgia in Plat Book 60, page 298. Said plat as recorded is hereby referenced or a more detailed description of said property. This conveyance is made subject to all zoning ordinances, easements and restriction of record affecting said bargain and premises.

Also conveyed herewith are any ingress and egress rights Granter may own in and over that 20' Ingress-Egress Easement depicted on the above referenced survey.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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.

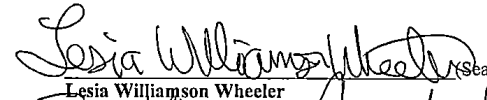
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

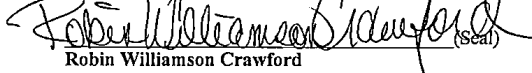
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:



Witness



Lesia Williamson Wheeler (Seal)


Robin Williamson Crawford (Seal)

Notary Public
My commission expires:
(Notary Seal)

