

Habersham County, Georgia  
Real Estate Transfer Tax

HABERSHAM COUNTY  
CLERK OF COURT

PAID - 0 -

DATE 4-19-13

2013 APR 19 PM 1: 54

David C. Wall  
Clerk of Superior Court

1024 47

088-8013-00 0941

Book Page Recorded  
David C Wall

RETURN TO: Jennifer L. Thacker  
ADAMS, ELLARD & FRANKUM, P.C.  
P. O. BOX 82  
CLARKESVILLE, GA 30523  
706-754-2171

### WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HABERSHAM

THIS INDENTURE, made this 17<sup>th</sup> day of April in the Year of Our Lord Two Thousand and Thirteen between SAUTEE LAND MANAGEMENT, CORP. a corporation organized and existing under the laws of the State of Georgia of the first part, and FORD FAMILY PROPERTIES LLC a limited liability company organized and existing under the laws of the State of Georgia of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof 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 it's heirs and assigns, the following described property:

ALL THAT TRACT or parcel of land lying and being in Land Lot 188 of the 2<sup>nd</sup> Land District and Land Lots 29 & 30 of the 10<sup>th</sup> Land District of Habersham County, Georgia, designated as Tract 1, containing 1.03 acres, more or less, Tract 2, containing 8.51 acres, more or less, and Tract 3, containing 0.42 acre, more or less, as shown on a plat of survey prepared for Sautee Land Management by A. Darin Cain, R.S., under date of February 14, 2000, revised February 25, 2000, revised October 23, 2002, a copy of said plat being of record in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 53, Page 129, to which said plat and the record thereof reference is hereby made for a more complete description.

TOGETHER WITH a non-exclusive thirty foot easement for ingress and egress and any utilities, over, across, above and below via the course of road known as Ward Road, as shown on plat of survey by J.G. Nixon recorded in the office of the Clerk of Superior Court of Habersham County, Georgia in Plat Book 7, Page 224, and shown as Woods Road on plat of survey by Roger London, dated February 14, 2002, leading to the above described property from the county maintained road.

NOTE: Sautee Land Management Corp. has been administratively dissolved by the Secretary of State for the State of Georgia. This deed is for the expressed purpose of winding up the final affairs of Sautee Land Management Corp. Gregory Ford was the last President and Secretary of said corporation and was the sole shareholder of said corporation.

TO HAVE AND HOLD said bargained premises, together 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 it, the said party of the second part, it's heirs and assigns, forever, in fee simple.

AND THE SAID party of the first part, for it's heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, it's heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set it's hand and affixed it's seal.

Signed, sealed and delivered in the presence of:

SAUTEE LAND MANAGEMENT, CORP.

Witness

By: Gregory Ford, President

Notary Public

My commission expires: 5-7-2015

(Seal Affixed)

NOTE: THIS DEED WAS PREPARED BY TITLE EXAMINATION.



