

# WARRANTY DEED

**STATE OF GEORGIA**

**COUNTY OF LAURENS**

THIS INDENTURE, made this 20th day of December, 2018, between Gary A. Baggett of the County of Laurens, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Kemps' Corner, LLC as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

**W I T N E S S E T H** that: Grantor, for and in consideration of the sum of Ten And No/100 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land situate, lying and being in Land Lot 160 in the Eighteenth (18th) Land District of Laurens County, containing 96.91 acres, more or less, Georgia, as more particularly described and delineated on a plat of survey prepared by Danny Joe Flanders, Georgia Registered Land Surveyor no. 2501, dated July 10, 2006, recorded in Plat Book 9, page 91A, in the Office of the Clerk of Superior Court of Laurens County, Georgia. Said real property is bounded now or formerly as follows: on the northeast by Gary Baggett; on the southeast by the common land lot line of Land Lot 159 and Land Lot 160 in said land district; on the southwest and northwest by Hogan Timberlands. Said plat and the record thereof are by reference incorporated herein and made a part hereof.

The above described real property is the same land described in the Quit Claim Deed from Susan Kemp Hattaway, James Lee Kemp and Beatrice A. Kemp to Joyce Connell Kemp, as executrix under the Last Will and Testament of Jimmy Kemp, and Joyce Connell Kemp, individually, recorded in Deed Book 1824, page 33, in said Clerk's Office.

**LESS & EXCEPT:** All that tract or parcel of land situate, lying and being in Land Lot 160 in the Eighteenth (18th) Land District of Laurens County, Georgia, containing 2.91 acres, more or less, as more particularly described and delineated on a plat of survey prepared by Danny Joe Flanders, Georgia Registered Land Surveyor no. 2501, dated November 25, 2018, recorded in Plat Book 11, page 145, in the Office of the Clerk of Superior Court of Laurens County, Georgia.

**SUBJECT** to restrictive covenants and general utility easements of record.

**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 signed and sealed this deed, the day and year above written.