

FILED IN OFFICE  
CLERK OF COURT  
11/10/2023 10:59 AM  
ANGELA ELDER-JOHNSON, CLERK  
SUPERIOR COURT  
OCONEE COUNTY, GA

*Angela Elder - Johnson*

REAL ESTATE  
TRANSFER TAX  
PAID: \$500.00

PT-61 108-2023-001423

STATE OF GEORGIA  
COUNTY OF OCONEE

THIS INSTRUMENT WAS PREPARED BY AND  
SHOULD BE RETURNED TO:  
RUSSELL W. WALL  
LAW OFFICE OF RUSSELL W. WALL, LLC  
122 NORTH MAIN STREET, SUITE B  
GREENSBORO, GEORGIA 30642  
(706) 453-0089  
FILE NO.: 23-10052 Costello

**LIMITED WARRANTY DEED**

THIS INDENTURE is made and entered into as of the 9th day of November, 2023, by and between George E. Cowart, Jr. and Jennifer Cowart, Grantors, and KL Costello LLC, a Georgia limited liability company, Grantee.

**WITNESSETH**

That the said Grantors, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described property:

All that tract or parcel of land located in the 225th GMD of Oconee County, Georgia being known and designated as Tract 1, containing 10.000 acres, and Tract 3, containing 12.027 acres, on a plat prepared by Paul & Evans Land Surveying, Inc. dated 02/17/1997 and recorded in Plat Book 28, Page 168, Oconee County, Georgia records. Said plat is by reference incorporated herein for a more complete and accurate legal description.

**For Information Only:**

Prior Deed Reference: Deed Book 374, Page 221, said records.  
Tax Map / Parcel I.D. No. B 09 026 & B 09 026 B  
Address: 1800 Elder Mill Road, Watkinsville, GA 30677

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 the said Grantee, its heirs, successors and assigns, in Fee Simple.

And the said Grantors warrant and will forever defend the right and title to the said property conveyed hereby unto the said Grantee, its heirs, successors and assigns, against the lawful claims of all persons claiming by, through, and under Grantors.

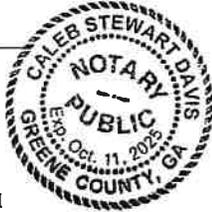
[SIGNATURES ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands, affixed their seals and delivered these presents on the day and year first written above.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Witness  
*[Signature]*  
Notary Public

*George E. Cowart, Jr.*  
George E. Cowart, Jr.



Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Witness  
*[Signature]*  
Notary Public

*Jennifer Cowart*  
Jennifer Cowart

