

087-2022-001418
Laurens County, Georgia
Real Estate Transfer Tax
Paid \$ 33.00
Date 7-13-2022
Jackie H. Dalton
Clerk

State of Georgia, Laurens County
CLERK'S OFFICE, SUPERIOR COURT
Filed JULY 13, 20 22
Recorded JULY 13, 20 22
At 12:00 O'clock P. M.
In Book 3310 Page 150

Jackie H. Dalton
Clerk of Superior Court

STATE OF GEORGIA
COUNTY OF LAURENS

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.: 22-06028 Peyer

LIMITED WARRANTY DEED

THIS INDENTURE is made and entered into as of the 24th day of June, 2022, by and between Wanda Brown, Grantor, and Laurens Land 1, LLC, Grantee.

WITNESSETH

That the said Grantor, 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, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby 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 Land Lot 188, of the 17th Land District, and being in Laurens County, Georgia, designated as Lamar Smith Estate, and being more particularly described and delineated according to a plat and survey entitled Survey For Lamar Smith Estate, recorded in the office of the Clerk of Superior Court of Laurens County, Georgia in Plat Book 9, Page 655B, which plat is incorporated herein and made a part hereof by this reference.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188 of the 17th Land District containing 3.0 acres, more or less, and being more particularly shown and described as Tract B on a plat of survey prepared by Billy Flanders, Land Surveyor, dated 2/13/2009 and recorded in Plat Book 9, page 591B, Laurens County Records. The courses and distances of said plat are incorporated into and made a part of this description by reference.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188 of the 17th Land District of Laurens County, Georgia, Tract C containing, 4.380 acres, more or less, and being more particularly shown and described according to a plat of survey prepared by Billy Flanders & Associates, Surveyors, dated December 2, 2009 and recorded in Plat Book 9, page 655B, Laurens County Records. The courses and distances of said plat are incorporated into and made a part of this description by reference.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188 of the 17th Land District of Laurens County, Georgia, Tract A-2 containing, 1.45 acres, more or less, and being more particularly shown and described according to a plat of survey prepared by Billy Flanders & Associates, Surveyors, dated December 2, 2009, and recorded in Plat Book 9, page 655B, Laurens County Records. The courses and distances of said plat are incorporated into and made a part of this description by reference.

Less and Except:

1.02 acres as indicated in Plat Book 9, Page 655B

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188 of the 17th Land District of Laurens County, Georgia, containing 1.447 acres, more or less, and being Tract F of the Lamar Smith Estate, and being more particularly described as:

Beginning at the intersection of the eastern margin of J J Club Road and the northeastern margin of David Mullis Road, thence along the eastern margin of J J Club Road in a northeasterly direction North 9 degrees 54 minutes 01 seconds East a distance of 204.96 feet; thence in a northeasterly direction North 9 degrees 54 minutes 01 seconds East a distance of 285.52 feet; thence in a northeasterly direction North 10 degrees 45 minutes 17 seconds East a distance of 62.95 feet to the point of beginning.

Thence South 61 degrees 37 minutes 54 seconds East a distance of 312.39 feet; thence North 09 degrees 53 minutes 37 seconds West a distance of 261.90 feet; thence North 80 degrees 06 minutes 23 seconds West a distance of 297.23 feet; thence South 09 degrees 33 minutes 39 seconds West 162.91 feet to the point of beginning.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188 of the 17th Land District of Laurens County, Georgia, Tract A-1 containing, 1.44 acres, more or less, and being more particularly shown and described according to a plat of survey prepared by Billy Flanders & Associates, Surveyors, dated December 2, 2009 and recorded in Plat Book 9, page 655B Laurens County Records. The courses and distances of said plat are incorporated into and made a part of this description by reference.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188 of the 17th Land District, 343rd GMD, Laurens County, Georgia, containing 1.00 acre, more or less, and being more particularly shown and described as Tract D, a portion of the Lamar Smith Estate, on a plat of survey prepared by Brent E. Tanner, RLS, dated 11/20/2014 and recorded in Plat Book 10, page 389B Laurens County Records. The courses and distances of said plat are incorporated into and made a part of this description by reference.

Less and Except:

All that tract or parcel of land lying and being in Land Lot 188, of the 17th Land District, and being in the 343 G.M.D., Laurens County, Georgia, containing 1.00 acres, designated as Tract E, and being more particularly described and delineated according to a plat and survey entitled Boundary Survey of Tract E, a portion of the Lamar Smith Estate 1.00 acres, recorded in the office of the Clerk of Superior Court of Laurens County, Georgia in Plat Book 11, Page 71, which plat is incorporated herein and made a part hereof by this reference.

For Information Only:

Prior Deed Reference: Deed Book 101, Page 157 and Deed Book 2121, Page 211, aforesaid records.

Tax Map & Parcel No. 133 040

Address: 1717 JJ Club Rd., Rentz, GA 31075

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, Grantee's heirs, successors and assigns, in Fee Simple.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand, affixed her seal and delivered these presents on the day and year first written above.

Signed, sealed and delivered
in the presence of:

Sharon Brown
Witness
Michael Bell
Notary Public

Wanda Brown
Wanda Brown

