



After Recording Return To:
Darley Law Firm
121 West Jackson St., Suite 101
Dublin, GA 31021

Doc ID: 016945550002 Type: GLR
Recorded: 03/15/2022 at 02:37:37 PM
Fee Amt: \$290.00 Page 1 of 2
Transfer Tax: \$265.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Superior Court C.
BK **9616** PG **72-73**

Order No.: 22-0031

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this 10th day of March, 2022, between Graphic Guys Properties LLC of the County of Houston, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Kendom Enterprises, LLC, a Georgia Limited Liability Company 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.

WITNESSETH 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,

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

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.

Signed, sealed and delivered in the presence of:

Graphic Guys Properties LLC

BY: _____

Steven E. Smith
Member/Manager

Unofficial Witness

Notary Public

My Commission Expires: _____



8/2/25

EXHIBIT A
Legal Description

All those tracts or parcels of land situate, lying and being in Land Lot 121 of the Fifth Land District of Houston County, Georgia, known and designated as Parcel 2, comprising 0.691 acre, and Parcel 3, comprising 0.807 acre, according to a survey entitled "Survey for Charles B. Carter, Et. Al.," prepared by Scarborough Land Surveys, certified by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, dated May 26, 1989, a copy of which is of record in Map Book 37, Page 17, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

LESS AND EXCEPT THAT PORTION OF PARCEL 3 included with the following described tract or parcel, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 121 of the Fifth Land District of Houston County, Georgia, comprising 1.128 acres, according to that certain map or plat of survey, prepared by Scarborough Land Surveys, Inc., certified by Terry M. Scarborough, Georgia Registered Land Surveyor No. 2223, dated December 9, 1994, known and designated as Lot 4 and a portion of Lot 3 titled "Resubdivision for Benchmark L.L.C. showing Lot 4 and a portion of Lot 3 of the Roger K. Alligood, Jr. property," a copy of which is of record in Map Book 48, Page 39, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

Subject to all easements, ordinances, covenants, conditions, restrictions, and rights-of-way of record, if any.

MAP/PARCEL: 0W0780 067000 & 0W0780 068000

SES
