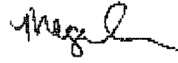


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BK:53 PG:694-695
MEGAN CRAMER
CLERK OF COURT
WASHINGTON COUNTY



REAL ESTATE TRANSFER
TAX PAID: \$199.90
PT-61 150-2021-000749

Record and Return to:
Lueder, Larkin & Hunter, LLC
1325 Satellite Blvd NW
Building 200, Suite 207
Suwanee, GA 30024
File No.: GA-SW-21-1011-CAS

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WASHINGTON
APN/Parcel ID: 011008

THIS INDENTURE, made this 5th day of October, 2021, between

Christopher Randall Davis

as party or parties of the first part, hereinafter called Grantor, and

Kelby L Nylander, Christina M Nylander, Harold L. Hunt, and Graciela Hunt
As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration 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, the following described property, to wit:

All that tract or parcel of land situate, lying and being in the 99th G. M. District, Washington County, Georgia, containing 76.79 acres, more or less, Survey for Amax Forest Products, Inc. as shown on a plat of survey prepared by T. Larry Rachels, R.L.S., dated April 29, 1977, recorded in the Office of the Clerk of the Superior Court of Washington County in Plat Book 1-F, Page 120; reference to which plat is hereby made for a more particular description of said property.

Subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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 against the claims of all persons owning, holding, or claiming by, through and under the said Grantor.

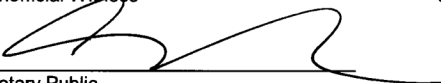
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

x 
Unofficial Witness

 (SEAL)
Christopher Randall Davis


Notary Public
My Commission Expires: _____
[Notary Seal]

