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RETURN TO:
RIDGWAY & RIDGWAY, LLP
Attorneys at Law
P. O. Box 710
Hartwell, Georgia 30643
(706) 376-3991

FILED IN OFFICE
HART SUPERIOR COURT

2017 OCT -3 PM 1:33

Frankie H. Gray
FRANKIE H. GRAY, CLERK

Case: 828 384-385
Date: 10-3-2017

Hart County, Georgia
First Judicial Term of Court
Paid: \$10.00
Date: 10-3-2017
Frankie Gray, Clerk

LIMITED WARRANTY DEED

State of Georgia,
County of Hart.

THIS INDENTURE, made and entered into on the 28th day of September, 2017, between

THE KIMBERLY GROUP, LLC

of 212 Northlake Drive, Hartwell, GA 30643, (hereinafter referred to as "Grantor") and

BARBARA WILSON

of 198 Smith Street, Hartwell, GA 30643, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns, where the context requires or permits and when appropriate, any kind of entity, individually or fiduciary and either gender and both singular and plural).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, transferred, assigned, conveyed and confirmed, and does hereby grant, bargain, sell, alien, transfer, assign, convey and confirm unto Grantee the real property described as follows:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the City of Hartwell, in the 1112th District, G.M., Hart County, Georgia, fronting 26 feet on Carolina Street and running back in parallel lines a distance of 70 feet, and with the rear line having a length of 26 feet, and being bounded now or formerly by the Old Hailey Brother's Drugstore Building, the old Ford Building, and a vacant tract to the South. This property is also known as the Old Post Office Building.

Also conveyed herein is the right to cross adjoining property now or formerly owned by James J. Platias for existing underground water and sewer lines leading from the above described property to Howell Street, as reserved in a Warranty Deed from Frank E. Hailey, Jr. et al. to James J. Platias dated January 21, 1992, recorded at Deed Book 231, Pages 719-720, in the Office of the Clerk of Superior Court of Hart County, Georgia; and this deed is likewise made subject to those easement rights reserved in said deed.

Also conveyed herein are all of the Grantor's rights in and to the common or party wall separating the above described property from the two story brick building known as the old Hailey Brother's Drugstore situated on the Northeast side of the above described property, as shown on a plat of survey prepared for James J. Platias by Dean H. Teasley, Surveyor, dated January 21, 1992, recorded at Plat Book 28, Page 135, in the Office of the Clerk of Superior Court of Hart County, Georgia.

This Deed is given subject to all easements and restrictions of record, if any.

Also, conveyed herein is a perpetual right of way easement over and across other property owned by Grantor located 5 feet from the southern property line and extending the length of the southern property line to access, service, and replace the existing air conditioning equipment and for any and all other utilities needed to serve the subject property. Any and all utilities must be run underground with the exception of the air conditioning unit. No overhead wires shall be allowed in the easement area.

The above-described property is the same property conveyed by Warranty Deed dated April 26, 2013, from Lake Loon, LLC to The Kimberly Group, LLC, recorded in Deed Book 729, Page 576, Hart County, Georgia, Deed Records.

TO HAVE AND TO HOLD the real property, together 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 Grantee forever in FEB SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any person owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year first herein written.

THE KIMBERLY GROUP, LLC

By: *Kimberly R. Gamble* (SEAL)
Kimberly R. Gamble, Member/Manager

By: *Terry I. Gamble* (SEAL)
Terry I. Gamble, Member/Manager

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Sherry F. Tant
Notary Public
My Comm. Expires: 6/21/19

