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Fee Amt: \$14.00 Page 1 of 3
Transfer Tax: \$0.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK **6465** PG **334-336**

Cur 54129

Record and return to:
Albert P. Reichert, Jr.
Anderson, Walker & Reichert, LLP
P. O. Box 6497
Macon, Ga 31208-6497

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF BIBB:

THIS INDENTURE is made this 7 day of Jan, 2013, between **Luther Kenneth Raynor, Jr., (also known as Ken Raynor, M.D.)** of the State of Georgia and County of Houston, Grantor, and **KR Sunset, LLC**, a limited liability company under the laws of the State of Georgia, Grantee.

WITNESSETH: That the said Grantor, in order to make a contribution to the capital of Grantee, has granted and conveyed, and by these presents does hereby grant and convey unto Grantee, its successors and assigns, the following described property, to-wit:

Tract 1 (Lot 5, Ponderosa Estates Subdivision)

All that tract or parcel of land lying and being in Land Lot 226 of the 10th Land District, Houston County, Georgia, being known and designated as Lot 5 of Ponderosa Estates Subdivision according to a plat of survey recorded in Plat Book 10, Page 117, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are incorporated herein for all purposes.

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

This is the same property described in a Warranty Deed dated December 15, 2003, from Maxine C. Girdner, Trustee of the Reid J. Girdner and Maxine C. Girdner Living Trust dated March 7,

ANDERSON, WALKER & REICHERT, LLP
P.O. BOX 6497
Macon, GA 31208-6497
(478) 743-8651

Tract 2 (Lot 10, Block E, Heritage Subdivision)

All that tract or parcel of land situate, lying and being in Land Lot 134 of the Fifth Land District of Houston County, Georgia, known and designated as Lot 10, Block "H", Heritage Subdivision, Addition Number 2, according to a plat of survey prepared by Broxton Surveying Co of record in Map Book 16, Page 293, Clerk's Office, Houston Superior Court. Said plat and the recorded copy are hereby made a part of this description by reference thereto for all purposes.

This is part of the same property described in a Quitclaim Deed dated May 20, 1997, from Shirley Raynor a/k/a Shirley Pharr Raynor to Luther R. Raynor, Jr. a/k/a Ken Raynor a/k/a Luther Kenneth Raynor, recorded in Book 1283, Page 87, Clerk's Office, Superior Court of Houston County, Georgia.

Tract 3 (Tract "B" comprising 24.51 acres, Land Lot 135, Fifth Land District)

All that tract of parcel of land situate, lying and being in Land Lot 135 of the Fifth Land District of Houston County, Georgia, known and designated as Tract "B" comprising 24.51 acres, according to a plat of survey prepared by Waddle & Co., certified by Theodore W. Waddle, Georgia Registered Land Surveyor No. 924, dated September 20, 1978, a copy of which is of recorded in Map Book 21, Page 259, Clerk's Office, Superior Court of Houston County, Georgia. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

This is part of the property described in a Quitclaim Deed from Shirley Maynor a/k/a Shirley Pharr Raynor to Luther K. Raynor, Jr., a/k/a Ken Raynor a/k/a Luther Kenneth Raynor, recorded in Book 1283, Page 87, Office of the Clerk of Superior Court of Houston County, Georgia.

Tract 4 (Parcel 1 - 0.250 acre; and Parcel 2 - 0.008 acres; and Parcel 3 - 0.558 acres in town of Bonaire)

All that tract or parcel of land lying and being in Land Lot 21 of the Eleventh Land District of Houston County, Georgia, being shown as Parcel 1, containing 0.250 acres, Parcel 2, containing 0.008 acres, and Parcel 3, containing 0.568 acres, being a re-subdivision of Lots 82, 83, 84 and 85, Block "F", Town of Bonaire, according to a survey for Ralph Edward Poole, by Jones Surveying Company, dated July 24, 1985, and revised December 31, 1985, recorded in Plat Book 29, Page 155 in the Office of the Clerk of Superior Court, Houston County, Georgia. Said plat and the recorded copy are incorporated herein.

LESS AND EXCEPT: a 20' wide alley (unopened) as shown per plat recorded in Plat Book 29, Page 155, said Clerk's Office.

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This is the same property described in a Warranty Deed dated June 13, 2005, from Josua Denim Beeler and Lisa Anne Beeler to Luther K. Raynor, Jr., recorded in Book 3450, Page 304, Clerk's Office, Superior Court, Houston County, Georgia.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, IN FEE SIMPLE.

And the said Grantor, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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

Luther Kenneth Raynor, Jr. (SEAL)
Luther Kenneth Raynor, Jr.

Signed, sealed and delivered
in the presence of:

Ann R. Johnson
Ann R. Johnson

Notary Public
My commission expires
Notarial Seal

