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Return to

Vamer & Penick, LLC
1719 Russell Parkway, Building 200
Warner Robins, Georgia 31088

File No 18-10955

Doc ID: 015247240002 Type: GLR
Recorded: 07/05/2018 at 09:02:36 AM
Fee Amt: \$168.00 Page 1 of 2
Transfer Tax: \$168.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 7901 PG 241-242

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS DEED, made the 29th day of June, 2018 between SunMark Community Bank, hereinafter called Grantor, and North Houston Development LLC hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of other valuable consideration and Ten and No/100 Dollars (\$10.00), 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:

ALL that tract or parcel of land situate, lying and being in Land Lot 88 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Lot 5 and Lot 6, Section 2, Phase 2, Advance Technology Park West Subdivision, according to a plat of survey being of record in Plat Book 62, Page 75, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property in addition to Restrictive Covenants as contained in that certain Warranty Deed of record in Deed Book 647, Pages 625-640, as amended to include those amendments recorded in Deed Book 1111, Pages 127-128, Clerk's Office, Houston Superior Court.

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, its successors and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for its successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:


Witness

BY:

SUNMARK COMMUNITY BANK


Name: Chris Howe
Title: As its Chief Credit Officer




Notary Public

