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Recorded: 01/31/2020 at 11:53:12 AM
Fee Amt: \$295.00 Page 1 of 2
Transfer Tax: \$270.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK **8469** PG **130-131**

After recording return to:

File No.: P'20-#001

WHGM

✓ **WALKER HULBERT GRAY & MOORE, LLP**

P. O. Box 1770 / 909 Ball Street
Perry, Georgia 31069
Attorney: LARRY WALKER

STATE OF GEORGIA
COUNTY OF HOUSTON

WARRANTY DEED

THIS INDENTURE, Made the 30th day of January, in the year two thousand twenty (2020),
between

ELKO FOREST, LLC,
a Georgia limited liability company

duly organized and existing under the laws of the State of Georgia, as party or parties of the first part,
hereinafter called Grantor,

and

COLEMAN MINER BRANNEN

of the County of Houston and the State of Georgia, 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).

WITNESSETH that: Grantor, for and in consideration of the sum of Other Good and Valuable
Considerations and Ten (\$10.00) and NO/100-----DOLLARS,
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has
granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant,
bargain, sell, alien, convey or confirm unto the said Grantee, ALL OF THE FOLLOWING
DESCRIBED PROPERTY, to-wit:

All that tract or parcel of land situate, lying and being in Land Lots 283 and 306 of
the 13th Land District of Houston County, Georgia, and being known and designated
as **Tract 5, comprising 45.00 acres**, and having such shapes, metes, bounds, courses
and distances as are shown on a plat of survey prepared by Spencer H. Johnson,
Georgia Registered Land Surveyor No. 3171, dated January 2, 2020 and recorded in
Plat Book 81, Page 148, Clerk's Office, Houston Superior Court. Said plat of
survey and the recorded copy thereof are hereby made a part of this description by
reference thereto.

This conveyance is made subject to all zoning ordinances, easements and restrictions
of record affecting said bargained premises.

Deed Reference: Portion of Deed Book 6484, Pages 90-93, said Clerk's Office
Houston County Tax Map Parcel No.: Portion of 38-9

CP

The above described property is subject to the following RESTRICTIVE COVENANT which shall be a restriction running with the land and binding upon the Grantees, their heirs, executors and assigns, as follows: THERE SHALL BE NO MOBILE HOMES LOCATED ON SAID PROPERTY; the only residences on said property shall be stick-build homes.

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 warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

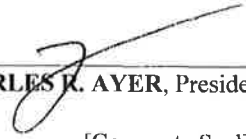
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

ELKO FOREST, LLC,

a Georgia limited liability company

By: **BLDHP, Inc.**, a Georgia corporation, Managing Member

By:


CHARLES R. AYER, President of BLDHP, Inc.

[Corporate Seal]

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

My Commission Expires: _____

[Notary Seal]

