

eFiled & eRecorded  
DATE: 7/13/2021  
TIME: 10:13 AM  
DEED BOOK: 00154  
PAGE: 00627 - 00628  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$120.00  
PARTICIPANT ID: 8846450835,7067927936  
CLERK: Kelli Paradise Smith  
Oglethorpe County, GA  
PT61: 109-2021-000476

Record and Return to:  
Lueder, Larkin & Hunter, LLC  
1045 South Milledge Avenue, Suite 100  
Athens, GA 30605  
File No.: GA-AN-21-0286-CAS  
Tax and Parcel ID:029 003C

## TRUSTEE'S DEED

STATE OF GEORGIA  
COUNTY OF OGLETHORPE

THIS INDENTURE, made this **15th day of June, 2021**, between

**JAMES D. HAWKINS JR. AS TRUSTEE OF THE JAMES D. HAWKINS SR. IRREVOCABLE TRUST  
DATED AUGUST 16, 2013**

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

**JONATHAN SORAH**

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 TEN AND 00/100 (\$10.00) DOLLARS 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 lying and being in the 1303 GMD District of Oglethorpe County, Georgia and being shown as **Tract 2 containing 18.011 Acres, more or less**, according to a Plat of Survey By David M. Camp Georgia registered Surveyor No.3038 dated October 11, 2019 for Jonathan Paul Sorah and recorded in Plat Book 2021 page 50 in the Oglethorpe County Clerk of Superior Court records, which plat is incorporated herein by reference as part of this description.

---

For Informational Purposes Only:  
Being a PORTION of Map/Parcel # 029 003C

SUBJECT to all easements and restrictions of record.

**Grantors, acting under and by virtue of the power and authority granted under The James D. Hawkins Sr Irrevocable Trust Dated August 16, 2013, which Trust was executed on August 16, 2013.**


**The undersigned Trustee swears upon oath that the Trust Agreement relied upon herein is still in full force and effect; that Trustee is executing this Trustee Deed in accordance with the Trust, conditions, and limitations contained in the Trust Agreement; and that Trustee still has all of the authority and power to convey trust property.**

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

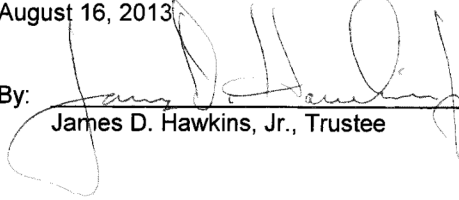
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public  
My Commission Expires: 06/24/24  
[Notary Seal]

The James D. Hawkins Sr. Irrevocable Trust dated  
August 16, 2013

By:  (SEAL)  
James D. Hawkins, Jr., Trustee

