Recorded 04/22/2024 09:48 Deed Doc: WD

Georgia Transfer Tax Paid : $120.00
HEATHER HILL 0592024000427
Clerk Superior Court, FRANKLIN County, Ga.
Bk **01622** Pg **0016-0018**

QUARTERMAN, HODSON, TRIPLETT & LEACH, P.C.
Attorneys and Counselors at Law
2053 Experiment Station Rd, Bldg 1100
Watkinsville, Georgia 30677
TEL: (706) 543-7777
FAX: (706) 543-1844
File No. 240310

(Space Above Line Reserved For Recording Information)

STATE OF GEORGIA
OCONEE COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made this 10 day of April in the year 2024 between **JO OJO**, as party of the first part, hereinunder called GRANTOR, and **BROOKS CREEK LLC**, as party 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, and other good and valuable considerations in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, alien, convey and confirm unto the said GRANTEE:

SEE EXHIBIT "A" ATTACHED

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

TO HAVE AND TO HOLD the said tract or parcel of land with improvements thereon, 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 claiming by through or under GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the Undersigned GRANTOR has hereunto set GRANTOR'S hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of :

Witness

Notary Public

By: _____(SEAL)
JO OJO

TASHA SEE
NOTARY
PUBLIC
EXP: JULY 13, 2025
MADISON COUNTY, GEORGIA

EXHIBIT A

All that tract or parcel of land lying and being in the 264th District, GM, Franklin County, Georgia, containing 1.105 acres, more or less, and being more particularly shown on that certain plat of survey entitled "Survey for Laverne C. & Marilyn Curtis," prepared by Bauknight & Associates, Inc., certified by Slate Bauknight, Georgia Registered Land Surveyor No. 2534, dated May 10, 2005, and recorded in Plat Book 27, Page 825, in the Office of the Clerk of Superior Court of Franklin County, Georgia. Reference is hereby made to the aforesaid plat and to the record thereof for all purposes of description and identification and for all purposes of description and identification and for all purposes allowed by law.