E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
07/24/2024 01:42 PM
Deed Book: 00198
Page: 0166-0168
Participant IDs:
5877442899
$25.00 Base Filing Fee
$313.00 PT-61 Tax
PT61:109-2024-000458

After recording, please return to:
Findlay, Edenfield & Green, LLC
1030 Jimmie Dyess Parkway, Suite 1
Augusta, Georgia 30909
24-554

SPACE ABOVE THIS LINE RESERVED FOR RECORDING INFORMATION

WARRANTY DEED

THIS INDENTURE made and entered into this **24th day of July, 2024** between **William M. Thigpen, and Vikena G. Thigpen**, hereinafter referred to as the party of the first part, and **Zachary Keith Hardesty**, hereinafter referred to as the party of the second part,

WITNESSETH:

That the party of the First Part, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, does grant, bargain, sell and convey unto the party of the Second Part, his heirs and assigns, the following described property, to-wit:

SEE EXHIBIT "A"

TOGETHER WITH ALL AND SINGULAR the rights, easements, ways, members and appurtenances to said land, being, belonging or in any wise appertaining and the remainders, reversions, rents, issues and profits thereof, and every part thereof.

TO HAVE AND TO HOLD the tract or parcel of land, together with all and singular the rights, members and appurtenances to the same, being, belonging, or in any wise appertaining to the every proper use, benefit and behoof of the said party of the Second Part, his heirs and assigns, forever in Fee Simple.

AND THE SAID PARTY OF THE FIRST PART, his heirs and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the Second Part, his heirs and assigns, against the claims of all persons whomsoever.

The phrases "party of the first part" and "party of the second part," as used in the singular herein, shall, when appropriate, be construed to read as if written in the plural, and the pronouns and relative words used herein shall, when appropriate, be construed to read as if written in the feminine or neuter, respectively, and the word "successors" shall be substituted for the word "heirs" when appropriate.

IN WITNESS WHEREOF the party of the first part has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written, as the date of these presents.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

William M. Thigpen

William M. Thigpen

Vikena G. Thigpen

Vikena G. Thigpen

Unofficial Witness

Notary Public
My commission expires:

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EXHIBIT "A"

Property 1:
All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 230th District, G.M., Oglethorpe County, Georgia, containing 2.000 acres as shown on plat entitled, "Survey for Leror (sic) and Betty Marshall" by Paul & Evans Land Surveying, Inc., Thomas R. Paul, Registered Surveyor, dated October 17, 2005, recorded in Plat Book 19 , page 617, in the Office of the Clerk of the Superior Court of Oglethorpe County, Georgia.

Said property is subject to any and all applicable easements, restrictions and rights-of-way of record at the aforementioned Clerk's Office.

Tax Map & Parcel ID:
Property 1:
155 088

Property Address(es): 2242 Crawfordville Road, Rayle, GA 30660