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Recorded 06/14/2024 10:05AM
Georgia Transfer Tax Paid : $353.50
Kelli Paradise Smith Clerk Superior Court
OGLETHORPE COUNTY, GA.
Bk 00196 Pg 0851-0853
PT61: 1092024000151
Penalty:
Interest:

(Space Above Line Reserved For Recording Information)

STATE OF GEORGIA
OCONEE COUNTY

LIMITED WARRANTY DEED

THIS INDENTURE, made this 21 day of March in the year 2024 between **BROOKS CREEK, LLC**, as party of the first part, hereinunder called GRANTOR, and **FREDERICK WILLIAM GRETSCH III AND AMANDA BIRD GRETSCH, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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)
BLAKE ARNOLD, MANAGING MEMBER OF
BROOKS CREEK, LLC

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

BK 00196 PG 0852

EXHIBIT A

All that tract or parcel of land lying or being in the 236th G.M.D., Oglethorpe County, Georgia, containing 3.69 acres, more or less, and being bounded now or formerly as follows; on the north by lands of Gunter; on the northeast and southeast by lands of McIntire; on the southwest by a county road; and being more particularly described in a plat of same made by Robert H. Howell, Registered Surveyor, dated May 16, 1976, entitled "Survey for Willis G. Colquitt, and being recorded in Plat Book 7, Page 641, Oglethorpe County, Georgia records.

Bk 00196 Pg 0853