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ANGELA ELDER-JOHNSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

REAL ESTATE TRANSFER TAX
PAID: $172.50
pt-61 108-2018-134

LAMBERT, REITMAN AND ABNEY, L.L.C.
126 E. WASHINGTON STREET
MADISON, GA 30650
File# 15696

WARRANTY DEED

STATE OF GEORGIA, OCONEE COUNTY

THIS INDENTURE made the 26th day of January in the year of our Lord Two Thousand and Eighteen, between

MATTHEW K. KIRKLAND AND ALEX JOHN PILOTE

of Oconee County, Georgia, hereinafter whether singular or plural referred to as "Grantor," and

MICHAEL GREGORY LANIER, JR

of the County of Oconee, and the State of Georgia, hereinafter whether singular or plural referred to as "Grantee." (The words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid at and before sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alien, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all the following described property to-wit:

All that lot or parcel of land, situate, lying and being on the northeasterly side of VFW Drive in the City of Watkinsville, 221st G.M.D., Oconee County, Georgia, being designated as Lot 20, Block "A", Section I, Harden Hills Subdivision, according to a plat of said subdivision by Ben McLeroy and Associates, Inc., Surveyors, dated April 10, 1981, recorded in Plat Book 9, page 51, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the northeasterly side of VFW Drive located 225 feet southeasterly of Bond Drive, as measured along the northeasterly side of VFW Drive; running thence along the boundary of Lot 21, Block "D", of Cedar Hills Subdivision North 56 degrees 40 minutes East 200.8 feet to an iron pin; running thence along the boundary of Lots 16 and 15, Block "A", Cedar Hills Subdivision South 33 degrees 20 minutes East 100 feet to an iron pin; running thence along the boundary of Lot 19, Block "A", South 56 degrees 40 minutes West 200.9 feet to an iron pin on the northeasterly side of VFW Drive; running thence along VFW Drive North 33 degrees 16 minutes West 100.0 feet to the beginning iron pin.

The residence situated upon the above referenced property is known and designated as 138 VFW Drive according to the present system of numbering houses in Watkinsville, Oconee County, Georgia

This property is sold subject to:

1. All ad valorem taxes for 2018 and subsequent years;
2. All zoning ordinances of Oconee County;
3. All easements for roads and utilities;
4. All matters shown on the above described plat of survey; and

TO HAVE AND TO HOLD the said tract or parcel of land, with all the singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

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

IN WITNESS WHEREOF, Grantor has executed and sealed this Deed on the date hereinabove stated.

Signed, sealed and delivered in the presence of us
the day and year above written.

Unofficial witness

Notary Public

(Affix Notary Seal)

LEE M ABNEY NOTARY PUBLIC MORGAN COUNTY, GA EXP: June 25, 2021

GRANTORS:

_____(SEAL)
MATTHEW K. KIRKLAND

_____(SEAL)
ALEX JOHN PILOTE, By: Matthew K. Kirkland, as Attorney in Fact