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RH 04/04/26 7:14 AM EDT dotloop verified
TW 04/06/26 7:35 AM EDT dotloop verified
B 04/05/26 10:35 PM EDT dotloop verified

Parcel 095A 016

Recorded 10/24/2025 11:44AM
Georgia Transfer Tax Paid : $220.00
Kelli Paradise South Clerk Superior Court
OGLETHORPE COUNTY, GA
Bk 00215 Pg 0401-0402
PT61: 109202500074O
Penalty:
Interest

STATE OF GEORGIA

COUNTY OF OGLETHORPE

RETURN TO: Dennis Peter Helmreich
Post Office Box 266
Lexington, Georgia 30648

WARRANTY DEED

THIS INDENTURE, made this 24th day of October, 2025, between PENNIE ALLEN BLAIR, of Hancock County, Georgia, as Party of the First Part, and ROSS HOLCOMB, TOMMY WHELESS, and TONY SMITH, of Oglethorpe County, Georgia, as Party of the Second Part;

(Wherever used herein, the terms "Party of the First Part" and "Party of the Second Part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto the said Party of the Second Part the following real property:

ALL THAT TRACT OR PARCEL OF LAND together with all improvements thereon situate, lying, and being at 52 Clark Circle in the Lexington (229th) District, G. M., Oglethorpe County, Georgia, containing **2.06 acres**, more or less, being bounded, now or formerly, as follows: On the West by Clark Circle; on the South by Clarke Cemetery; and on the East and North by George L. J. Spearing III & Gail B. Spearing. Said tract is composed of the following parcels:

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a) A parcel of **1.03 acres**, more or less, described as to courses, distances, metes, and bounds by a plat titled "Plat for Paul M. Hilley" dated January 29, 1965, by Marshall F. Guill, Registered Land Surveyor, recorded in Plat Book 4 at Page 305, Oglethorpe County, Georgia Records; and

b) A parcel of **1.03 acres**, more or less, described as to courses, distances, metes, and bounds by a plat titled "Plat for Paul M. Hilley" dated March 15, 1966, by James M. Paul, Registered Land Surveyor, recorded in Plat Book 4 at Page 366, Oglethorpe County, Georgia Records.

Said plats are incorporated herein by reference thereto. Said tract is the same property conveyed from the Estate of George Marion Hilley to Pennie Allen Blair by Executor's Deed dated November 17, 2023, recorded in Deed Book 188 at Page 371, Oglethorpe County, Georgia Records.

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 Party of the Second Part forever in Fee Simple.

AND THE SAID Party of the First Part will warrant and forever defend the right and title to the above described property, unto the said Party of the Second Part, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said Party of the First Part has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

D P Holmes (SEAL)
Witness

Pennie Allen Blair
PENNIE ALLEN BLAIR

Notary Public

MICHAEL ROSE NOTARY PUBLIC CLARKE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 17, 2026

25-10-08\WARRANTY DEED

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=89588636&key1=215&key2=401&county=109&countyname=OGLETHORPE&userid=63957… 1/1