

Deed Doc: WD
Recorded 06/28/2024 04:50PM
Georgia Transfer Tax Paid : \$425.00
AMANDA A DOSS, Clerk Superior Court
LINCOLN COUNTY SUPERIOR/JUVENIL
COURT County, Ga.
Bk 00318 Pg 0508-0511
Penalty: \$0.00
Interest: \$0.00
Participants: 2130254234

Prepared by and Return to:
Trotter Jones, LLP
3615 Walton Way Extension
Augusta, GA 30909
(706) 737-3138
File No.: 2024-2845

STATE OF GEORGIA)
)
COUNTY OF RICHMOND)

LIMITED WARRANTY DEED

THIS INDENTURE, made between **Clay Turner Realty Group, LLC**, a Georgia **Limited Liability Company**, hereinafter called Grantor, and **McBust Properties LLC**, a **Georgia Limited Liability Company**, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid at and before the sealing and delivery of these presents and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, convey and confirm unto the Grantee, the property more fully described on **Exhibit "A"** attached hereto and incorporated herein by reference.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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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 any wise appertaining, to the only proper use, benefit and behoof of the Grantee and Grantee's heirs, successors and assigns, 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 the claims of all persons whomsoever claiming by, through or under Grantor, other than those permitted encumbrances set forth in Exhibit "B" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the 28th day of June, 2024.

Signed, sealed and delivered in the presence of:

Clay Turner Realty Group, LLC, a Georgia Limited Liability Company

Cathy B. DePrigio
Unofficial Witness

By [Signature]
James C. Turner, Manager

[Signature]
Notary Public

My Commission Expires: 12/2-2025

(NOTARIAL SEALS)

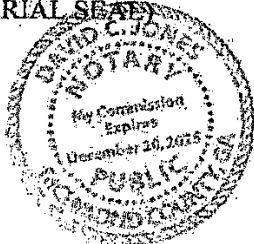


Exhibit "A"
Legal Description

All that tract or parcel of land situate, lying and being in the 186th District G.M., Lincoln County, Georgia, and within the corporate limits of the City of Lincolnton, Georgia, containing 0.155 acres, more or less, and being bound, now or formerly, on the North by lands of Bessie L. Wright Lee, et al; East by the Old Courthouse Square; South by lands of Robert B. Norman; and West by lands of Lincoln County, Georgia, and is the remainder of that 0.202 acre tract designated as Area A less and except approximately 0.047 acre which lies South of the brick building known as "The Clary Building", on a plat made from a survey by Charles W. Elam, Georgia RLS 968, dated June 19, 1987, and recorded in Plat Book A, Page 182 of the records in the Office of the Clerk of Superior Court, Lincoln County, Georgia, and which plat and the recording thereof are incorporated herein by reference as a part of this description.

Together with a perpetual easement through other property of Robert B. Norman, 10 feet in width and of sufficient length as necessary for purposes of ingress and egress from the Lovelace Road to the hereinabove described property along a line which is a common line between land of Robert B. Norman and land of Lincoln County, Georgia, and being designated on the herein referenced plat as North 05 degrees 02 minutes 29 seconds East 97.57 feet.

Said property being commonly known as 105 N. Washington Steet, Lincolnton, Georgia 30817.

Tax Map and Parcel No.: L05 168

Exhibit "B"
Permitted Encumbrances

1. All taxes for the year 2024 and subsequent years, not yet due and payable.
2. Right of Way and Drainage Easement by and between Roy Andrews, Idella B. Andrews, Mrs. B.F. Guillebeau, Farmers State Bank, Lincoln County, Robert Norman and Marcene Powell (Grantor) and the City of Lincolnton, dated September and October, 1992, filed for record March 22, 1993, recorded in Deed Book 80, Page 749, aforesaid Records.