

Record and Return to:
David L. Huguenin, P.C.
4070 Columbia Road
Martinez, GA 30907
File Number: R22-4506

FILED
LINCOLN COUNTY GEORGIA

JAN 25, 2023
2:10 pm
SUPERIOR-JUVENILE COURTS
AMANDA A. DOSS, CLERK

LINCOLN COUNTY, GEORGIA
SUPERIOR COURT
 REAL ESTATE TRANSFER TAX
 RECORDING INTANGIBLE TAX
PAID \$ 54.90 090-2023-00039
DATE: January 25, 2023
AMANDA A. DOSS, CLERK
BY: [Signature]
 CLERK DEPUTY CLERK

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of January, 2023, by and between **Cyber Plumbing, LLC**, organized and existing under the laws of the State of Georgia, hereinafter called "Grantor", and **William Larry Ellsworth and Sharon Kay Orsie, as Joint Tenants with Right of Survivorship**, hereinafter called "Grantee". The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and plural.; (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee as joint tenants, for and during their joint lives and, upon the death of either of them, then to the survivor of them, in Fee Simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, easements and appurtenances to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee as joint tenants for and during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee and the heirs, successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise; provided, however, that the warranties of title made by Grantor herein shall not extend to any claims arising under any matter set forth on Exhibit "A", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has executed and sealed this indenture this 20th day of January, 2023.

Signed, sealed and delivered
in the presence of

Cyber Plumbing, LLC

Nancy S Pind
Unofficial Witness

By: [Signature] (Seal)
David Williams

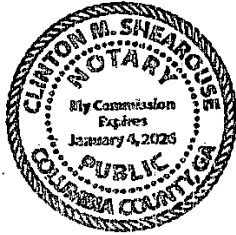
As its: Sole Member

[Signature]
Notary Public

By: _____ (Seal)

My commission expires:

(Notary Seal)



As its:

Exhibit "A"

ALL that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Lincoln in the 212th GMD, and being shown and designated as Lot 20, Lake Shore Subdivision, as shown on a plat of survey recorded in the Office of the Clerk of the Superior Court of Lincoln County, Georgia, in Plat Book A, Page 52; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

ALSO EXCEPTING AND RESERVING to the United States of America and its assigns a perpetual right and easement to occasionally overflow, flood and submerge the above described lands lying below elevation 346 M.S.L. as may be required in connection with the operation and maintenance of the Clarks Hill Dam and Reservoir Project as authorized by the Act of Congress approved December 22, 1944 (Public Law 534, 78th Congress).

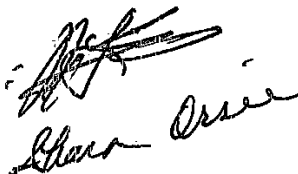
Said property is hereby conveyed subject to Restrictive Covenants of record as contained in Warranty Deed from Daniel W. Hampton and Mary Ruth Hampton to Jeffery Scott Tutterow, dated February 1, 2006, recorded in Book 159, Page 110 recorded in the Office of the Clerk of the Superior Court of Lincoln County, Georgia.

Said property is conveyed subject to and with notice of the following matters: a) drainage easements, building setback lines, and all other matters shown on the plat of record; b) general utility easements and road right-of-way grants and easements.

Said property is hereby conveyed subject to easements recorded in Book 23, page 14 and Book 36, page 524 of the Clerks Office of Lincoln County, Georgia.

Said property is hereby conveyed subject to any and all other easements, restrictions and rights of way of record in the aforesaid Clerk's Office.

Tax map & parcel number: 0012A-00000-020-000



Gary Orsini