

CLERK OF SUPERIOR COURT  
COLUMBIA COUNTY, GEORGIA  
FILED IN OFFICE

2018 JAN -8 PM 2:14

BOOK 11262 PAGE 220-221  
CINDY MASON, CLERK

After recording return to:  
Hull Barrett, PC  
Michael Fowler  
7004 Evans Town Center Blvd., 3<sup>rd</sup> Floor  
Evans, GA 30809  
File No.: 8594-3938

PT 01 030 2018 000091



Deed  
Recorded 01/08/2018 02:14PM Doc: WD  
Georgia Transfer Tax Paid : \$175.00  
CINDY MASON  
Clerk Superior Court, Columbia County  
B 11262 P 0220-0221

STATE OF GEORGIA

**WARRANTY DEED**

COUNTY OF COLUMBIA

This INDENTURE, Made this 5th day of January, 2018 between **SARAH N. WEXLER**, of the State of Georgia and the County of Columbia, as party or parties of the first part, and **NATHAN JOB DITTMER** of the State of Georgia and County of COLUMBIA, as party or parties 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 the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, 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 grant, bargain, sell and convey unto the said party of the second part, and said party/ies of the second part's heirs, successors and assigns, the following described property, to-wit:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Columbia, being known and designated as Lot 32, Connor Place, Phase 2, as shown on a plat recorded in the Office of the Clerk of Superior Court of Columbia County, Georgia, in Plat Cabinet G, Slide 146 #5. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds, and location of said property.

This property is conveyed subject to Declaration of Protective Covenants and Restrictions for Connor Place filed in the Office of the Clerk of Superior Court of Columbia County, Georgia, in Deed Book 8350, Page 146, as amended in Book 8359, Page 104, and to any and all easements of record.

Said property is commonly known as **5553 Connor Drive, Evans, Georgia 30809.**


Map and Parcel Number: 078 815


**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, said party of the second part's heirs, successors and assigns, forever, in Fee Simple.

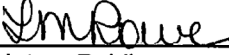
**AND THE SAID** party of the first part, for party of the first part's successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, and party of the second part's heirs, successors and assigns, against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set its hand(s) and seal(s), the day and year above written.

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
SARAH N. WEXLER (SEAL)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

