

FILED
LINCOLN COUNTY GEORGIA

LINCOLN COUNTY, GEORGIA
SUPERIOR COURT
 REAL ESTATE TRANSFER TAX
 RECORDING INTANGIBLE TAX
PAID \$ 15.00 090-2021-000158
DATE: March 17, 2021
AMANDA A. DOSS, CLERK
BY: *[Signature]*
 CLERK DEPUTY CLERK

MAR 17 2021
11:40 Am

SUPERIOR-JUVENILE COURTS
AMANDA A. DOSS, CLERK

Return Recorded Document to:
Quarterman, Hodson & Associates, P.C.
Attorneys at Law
1671 Merivether Drive
Suite 103
Watkinsville, GA 30677

LIMITED
WARRANTY DEED

STATE OF GEORGIA
COUNTY OF OCONEE

FILE #: 210311

THIS INDENTURE made this 5th day of March, 2021, between RAYMOND W. HEBBARD, as party or parties of the first part, hereinafter called Grantor, and MATTHEW A. RICHARDSON, 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: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, lying and being in the 188th District, G.M., Lincoln County, Georgia, designated as Lot 17S of Pointe Shores Subdivision, containing 1.13 acres, more or less, as shown by plat of survey entitled "Final Subdivision Plat for Pointe Shores", prepared by Mattison and Associates Land Surveyors, certified by James F. Mattison, GRLS No. 2701, dated May 30, 2006 and recorded in Plat Cabinet A, Page 161, Lincoln County, Georgia records; which plat and the recoding thereof are hereby incorporated herein by reference for a more detailed description of the property.

This Deed is given subject to all easements and restrictions of record.

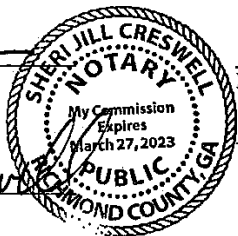
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Carl But
Witness



Raymond W. Hebbard (SEAL)
Raymond W. Hebbard

Sheri Jill Creswell
Notary Public

(SEAL)

(SEAL)