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WARRANTY DEED

GEORGIA, EMANUEL COUNTY.

THIS INDENTURE, Made and entered into this 27th day of September 2023, between **RUSSELL CLINTON DARR AND DEBRA LEE DARR**, of the First Part, and **JDW LAND AND CATTLE, LLC a Georgia Limited Liability Company**, of the Second Part: WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of **EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00)** in hand paid, at and before the sealing and delivering 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 Party of the Second Part, it successors and assigns, all the following described property, to-wit:

TRACT 1. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 3 of The Woodlands Subdivision, containing 1.13 acres, fronting on the Western side of Woodland Drive as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 3 is bounded now or formerly as follows: North by Lot # 2 of said Subdivision as shown on said Plat of Survey; East by Woodland Drive; South by Lot # 4 of said Subdivision as shown on said Plat of Survey; and West by lands now or formerly of Emanuel County.

Said property is subject to a 15 foot utility easement adjacent to Woodland Drive.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 1 is the same as Tract One conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

TRACT 2. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 4 of The Woodlands Subdivision, containing 1.52 acres, fronting on the Western side of Woodland Drive as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 4 is bounded now or formerly as follows: North by Lot # 3 of said Subdivision; East by Woodland Drive; South by Lot # 5 of said Subdivision as shown on said Plat of Survey; and West by lands now or formerly of Emanuel County.

Said property is subject to a 15 foot utility easement adjacent to Woodland Drive.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 2 is the same as Tract Two conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

TRACT 3. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 5 of The Woodlands Subdivision, containing 1.89 acres, fronting on the Western side of Woodland Drive as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 5 is bounded now or formerly as follows: North by Lot # 4 of said Subdivision as shown on said Plat of Survey; East by Woodland Drive; South by Lot # 6 of said Subdivision as shown on said Plat of Survey; and West by lands now or formerly of Emanuel County.

Said property is subject to a 15 foot utility easement adjacent to Woodland Drive.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 3 is the same as Tract Three conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

Tracts One, Two, and Three are designated in 2023 by the Emanuel County Tax Assessors as Map & Parcel Number 075-303.

TRACT 4. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 9 of The Woodlands Subdivision, containing 1.12 acres, fronting on the Southern side of Timber Trail as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 9 is bounded now or formerly as follows: North by Timber Trail; East by Lot # 10 of said Subdivision as shown on said Plat of Survey; South by Lot # 7 of said subdivision as shown on said Plat of Survey; and West by Lot # 8 of said Subdivision as shown on said Plat of Survey.

Said property is subject to a 15 foot utility easement adjacent to Timber Trail.

Subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 4 is the same as Tract Four conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

TRACT 5. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 10 of The Woodlands Subdivision, containing 1.15 acres, fronting on the Southern side of Timber Trail as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 10 is bounded now or formerly as follows: North by Timber Trail; East by Lot # 11 of said Subdivision as shown on said Plat of Survey; South by Lot # 7 of said Subdivision as shown on said Plat of Survey; and West by Lot # 9 of said Subdivision as shown on said Plat of Survey.

Said property is subject to a 15 foot utility easement adjacent to Timber Trail.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 5 is the same as Tract Five conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

TRACT 6. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 11 of The Woodlands Subdivision, containing 1.40 acres, fronting on the Southern side of Timber Trail as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 11 is bounded now or formerly as follows: North by Timber Trail; East by Timber Trail; South by Lot # 12 of said Subdivision as shown on said Plat of Survey; and West by Lot # 10 of said Subdivision as shown on said Plat of Survey.

Said property is subject to a 15 foot utility easement adjacent to Timber Trail.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 6 is the same as Tract Six conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

TRACT 7. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 12 of The Woodlands Subdivision, containing

1.91 acres, fronting on the Southwestern side of Timber Trail as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 12 is bounded now or formerly as follows: North by Lot # 11 of said Subdivision as shown on said Plat of Survey; Northeast by Timber Trail; East by Lot # 13 of said Subdivision as shown on said Plat of Survey; South by lands now or formerly of Benjamin Troupe; and West by Lot # 7 of said Subdivision as shown on said Plat of Survey.

Said property is subject to a 15 foot utility easement adjacent to Timber Trail.

Said property is subject to a 20 foot drainage easement as shown on said plat of survey.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 7 is the same as Tract Seven conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

TRACT 8. All that tract or parcel of land lying, situate and being in the 53rd G.M. District of Emanuel County, Georgia, designated as Lot # 16 of The Woodlands Subdivision, containing 1.19 acres, fronting on the Northern side of Timber Trail as shown on Plat of Survey dated March 23, 2007, made by Marlin Nevil, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 20, page 71E to which reference is made as a part of this description. Said Lot # 16 is bounded now or formerly as follows: North by lands now or formerly of Michael A. Roundtree; East by Lot # 15 of said Subdivision as shown on said Plat of Survey; South by Timber Trail; and West by Lot # 17 of said Subdivision as shown on said Plat of Survey.

Said property is subject to a 15 foot utility easement adjacent to Timber Trail.

Said property is subject to Declaration of Covenants, Conditions and Restrictions dated October 12, 2006, recorded in the Office of Clerk, Emanuel Superior Court, in Deed Book 277, pages 481-543, which are incorporated herein.

Tract 8 is the same as Tract Eight conveyed by a Warranty Deed dated August 31, 2007 from Anderson Homes, Inc. to Russell Clinton Darr and Debra Lee Darr, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book 297, pages 480-486.

Tracts Four, Five, Six, Seven, and Eight are designated in 2023 by the Emanuel County Tax Assessors as Map & Parcel Number 075-309.

TO HAVE AND TO HOLD the said above granted and described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, its successors and assigns, in FEE SIMPLE, and the said Party of the First Part the said bargained property above described unto the said Party of

the Second Part, its successors and assigns, and against the said Party of the First Part, their heirs and assigns, and against all and every other person or persons, shall and will, and does hereby warrant and forever defend, by virtue of these presents.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set their hands and seals, and delivered these presents, the day and year first above written.



RUSSELL CLINTON DARR



DEBRA LEE DARR

**Signed, Sealed and Delivered
in the Presence of:**



Witness



Notary Public

9-21-2023



