

WASHINGTON COUNTY, GEORGIA
FILED IN OFFICE

2018 SEP 25 AM 10:42

Joy H. Connor
CLERK OF SUPERIOR COURT

PT-61 150-2018-000715
WASHINGTON COUNTY, GEORGIA:
REAL ESTATE TRANSFER TAX

Paid \$ 0.00 Date 9-25-2018

Amy E. York, Deputy
Clerk of Superior Court

GEORGIA, WASHINGTON COUNTY

I hereby certify that the within instrument was filed for
record on September 25, 2018, at 10:42
o'clock A M.

Was recorded in Deed book 20 H on
page 185-187 on September 25, 2018

Joy H. Connor *Amy E. York, Deputy*
Clerk S.C. Wash. Co., Ga.

STATE OF GEORGIA

COUNTY OF WASHINGTON

AFTER RECORDING, RETURN TO:

The Law Offices of
Keenan Richard Howard, LLC
P. O. Box 509
Sandersville, GA 31082

TITLE HAS NEITHER BEEN SEARCHED NOR CERTIFIED

ADMINISTRATOR'S DEED

THIS INDENTURE, Made this 18th day of September, 2018, between **KEVIN IVERY and KARON IVERY, as Administrators of the Estate of Willie N. Ivery, deceased,** formerly of Berrien County, Georgia, hereinafter called the Grantor, and **MARION IVERY, KEVIN IVERY, DAPHNEY IVERY and KARON IVERY,** hereinafter called Grantee. The word Grantor and Grantee shall include their respective heirs, successors and assigns.

LETTERS OF ADMINISTRATION on the Estate of Willie N. Ivery were issued to Kevin Ivery and Karon Ivery on February 23, 2017, and are recorded in Letters Book n/a, Page n/a, in the Office of the Probate Court of Berrien County, Georgia, an exemplified copy of said probate proceedings of record in Deed Book 20H, page 145, Washington County records.

WITNESSETH, for and in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, the said Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto the said Grantee, the fee simple **undivided one-half (1/2) interest** of the said WILLIE N. IVERY, in the following described lands, to be divided as follows:

Marion Ivery: undivided 16.67% interest

Kevin Ivery: undivided 11.11% interest

Daphney Ivery: undivided 11.11% interest

Karon Ivery: undivided 11.11% interest

TRACT ONE: 212 Martin Street, Sandersville, Georgia

All that tract or parcel of land lying and being in the City of Sandersville, Washington County, Georgia, with improvements thereon, bounded as follows: NORTH by the property of Carl E. and Betty R. Ditrick, formerly owned by Francis Fowler; EAST by Martin Street; SOUTH by property of Henry Watts, formerly Brantley; and WEST by property of Frank Wood. This is the same property conveyed to Daniel R. Hooks and Ida S. Hooks by H. W. Williford by deed of record in Deed Book 5-M, page 603, Clerk's Office of Washington Superior Court.

PRIOR DEED REFERENCE:

Warranty Deed dated January 6, 1973, from Daniel R. Hooks and Ida B. Hooks to Gladys Ivery recorded in Deed Book 5-T, page 124, Washington County Records

AND: All that certain tract or parcel of land containing 0.360 acres, more or less, lying and being in the City of Sandersville, 97th G.M.D., Washington County, Georgia, being more particularly shown on a plat of survey entitled "Plat of Survey for Gladys Ivery" by Marvin D. Clements, Registered Land Surveyor, dated 2-8-92 of record in Plat Book 1-T, page 29, Washington County public records. Said plat is by reference incorporated herein as part of this description.

Said lands are bounded generally, now or formerly, as follows: NORTH by other lands of Ben F. Walters, III; EAST by other lands of Gladys Ivery and lands of Willie Henry Watts; SOUTH by lands of Frank Hatcher; and WEST by lands of Peggy Wood O'Connor, all as is shown on said plat.

PRIOR DEED REFERENCE:

Warranty Deed dated February 13, 1992, from Ben F. Walters, III to Gladys Ivery recorded in Deed Book 9-K, page 551, Washington County Records

Said property is further identified as Map and Parcel Number S06 063 in the Washington County Tax Assessor's Office.

TRACT TWO: Pig Road Tract

All that lot or parcel of land lying and being in the 138th G.M.D. of Washington County, Georgia containing 38.815 acres, more or less, and bounded as follows: NORTH by property of Continental Can Company; EAST by lands of Adam Jackson; SOUTH by a County road which separates this property from lands of Adam Jackson, and a field road which separates this property from lands of Annie Lou Tarver Estate; and WEST by lands of H. N. Frost. This is the same tract conveyed to the Geo. D. Warthen Bank by Robert Lee Tarver by deed to secure debt, and thereafter sold under the power of sale contained in said security deed executed under this power of sale being of record in Deed Book 5-T, page 195, Clerk's Office of Washington Superior Court, to which deed and plat reference is hereby made in further aid of this description.

Said property is further identified as Map and Parcel Number 190 011 in the Washington County Tax Assessor's Office.

No application for year's support has been made, all debts of the estate have been fully paid, and federal estate taxes cannot result in a lien against the property.

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 Grantee, forever in fee simple, in as full and ample as the same was held, possessed and enjoyed by the said deceased.

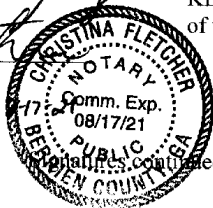
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires:



KEVIN IVERY, as Administrator
of the Estate of Willie N. Ivery, deceased

SEAL

Signatures continued from preceding page

Signed, sealed and delivered
in the presence of:

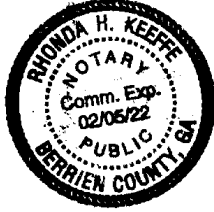
Ima Elanders

Witness

Rhonda H. Keefe

Notary Public

My commission expires: 02/05/22



Karon Ivery SEAL
KARON IVERY, as Administrator
of the Estate of Willie N. Ivery, deceased