

eFiled & eRecorded
DATE: 5/7/2021
TIME: 9:56 AM
DEED BOOK: 00671
PAGE: 00375 - 00376
RECORDING FEES: \$25.00
PARTICIPANT ID: 9416110167
CLERK: JODY M. HIGDON
Morgan County, GA
PT61: 104-2021-000542

Return to: The Merritt Law Firm, 155 South Main Street, Madison, Georgia 30650 Phone: (706) 342-9668 Fax: (706) 342-9843.
File No. MRE 21262/Laurus Unlimited, LLC

THIS INSTRUMENT WAS PREPARED BY THE MERRITT LAW FIRM, PC. TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO REPRESENTATION EITHER EXPRESSED OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.

STATE OF GEORGIA §
COUNTY OF MORGAN §

WARRANTY DEED

THIS INDENTURE, made this 26th day of April, 2021, between **ABC Holdings, LLC**, a Delaware Limited Liability Company (hereinafter called "Grantor") and **Laurus Unlimited, LLC**, a Georgia Limited Liability Company (hereinafter called "Grantee"),

WITNESSETH: That Grantor, 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 whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does, grant, bargain, sell and convey unto Grantee, its successors and assigns, all that tract or parcel of land described as follows:

FOR INFORMATION ONLY:

Property Address: 2911A Sandy Creek Road, Madison, Georgia 30650
Current Map/Parcel No: Map 026, Parcel 018 B
Deed References: Deed Book 477, Page 299

LEGAL DESCRIPTION:

All of that certain tract or parcel of land, together with all improvements located thereon, situate, lying and being located on the northeastern right-of-way of Sandy Creek Road, in Land Lot 90 of the 5th Land District, Harris (284th) District, G.M., Morgan County, Georgia, containing THIRTEEN AND 745/1000THS (13.745) ACRES, more or less, and being more particularly described as Tract 1 on that certain plat of survey prepared by William E. Whitley, R.L.S., dated April 30, 2007, of record in Plat Book 39, at page 134, Clerk's Office, Morgan County Superior Court, said plat being incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, IN FEE SIMPLE.

And Grantor, for itself and its successors and assigns will warrant and forever defend the right and title to the above-described property unto Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its corporate hand and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered
In the presence of:

Chinty Campbell
Unofficial Witness

Esther Bruce Curry
Notary Public

ABC HOLDINGS, LLC, a Delaware
Limited Liability Company, acting by and
Through its Manager,
Geeth S. Perera (SEAL)

