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Elliott, Blackburn & Gooding, P. C.
3016 North Patterson Street
Valdosta, GA 31602
Attention: Thompson H. Gooding, Jr.

WARRANTY DEED

GEORGIA, LOWNDES COUNTY.

THIS INDENTURE made as of the ____ day of _____, 2020, between **BLACKWATER DEVELOPMENT, LLC**, a Georgia limited liability company (“Grantor”), and **BOARD OF COMMISSIONERS OF LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia (“Grantee”). (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives, and assigns where the context requires or permits.);

WITNESSETH:

That Grantor, for and in consideration of the sum of SEVENTY THOUSAND DOLLARS and NO/100's (\$70,000.00) and other 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 the following described property (the “Property”):

See EXHIBIT “A” Attached Hereto.

This conveyance is made subject to and there is excluded from the warranties hereinafter contained the following:

1. Ad valorem taxes for 2021 and subsequent years not yet due and payable;
2. All applicable restrictions, rights-of-way, and/or easements of record;

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 anywise appertaining, to the only proper use, benefit, and behoof of Grantee, **IN FEE SIMPLE.**