

3/6/2018  
04556  
00216

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John D. Holt, P.C.  
203 East Gordon Street  
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PK 1556 PG 216  
LOWNDES COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 160.00  
DATE Apr. 19 2010  
SARA L. CROW  
CLERK SUPERIOR COURT

LOWNDES COUNTY, GA  
CLERK OF SUPERIOR COURT  
BOOK 4006 PG 216

2010 APR 19 PM 12:57

004133  
**WARRANTY DEED**

*Sara L. Crow*  
CLERK SUPERIOR COURT

STATE OF GEORGIA, COUNTY OF Lowndes

This Indenture made this 16th day of April, in the year Two Thousand Ten, between Earnest Stafford and Ernestine Stafford, of the County of Lowndes, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Indo American Cultural Society of South Georgia, Inc., a Georgia Corporation, of the County of Lowndes, State of Georgia, 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 00/100'S (\$10.00) Dollars 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 situate, lying and being 12.53 acres located in Land Lot 17 of the 12th Land District of Lowndes County, Georgia, and being more particularly shown on that certain map or plat of survey prepared for Earnest Stafford & Ernestine Stafford, by Roberts Surveying, Inc., dated August 20, 2009, and recorded in Plat Cabinet B, Page 236, Office of the Clerk of the Superior Court of Lowndes County, Georgia, to which survey is hereby referred in aid of description. The above described property is known as 2117 Westside Drive, Valdosta, Georgia.

NEVERTHELESS, HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes for the year 2010 and subsequent years.
2. Applicable restrictive covenants and/or easements of record.
3. That certain 60' foot access easement running across East side of property as shown on the above referred to and recorded plat.

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.

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 whomsoever,

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

Signed, sealed and delivered in the presence of:

*Manita D. Darden*  
Notary Public  
MANITA D. DARDEN  
NOTARY PUBLIC  
STATE OF GEORGIA  
AUG. 3, 2013  
LOWNDES COUNTY

*Earnest Stafford* (Seal)  
Earnest Stafford  
*Ernestine Stafford* (Seal)  
Ernestine Stafford