

LOWNDES COUNTY GA
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BK 5470 PG 180

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Beth C. Greene
CLERK OF SUPERIOR COURT

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701 N PALMERSON ST
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1718690

001170
LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 902.50
DATE February 6 2014
BETH C. GREENE
CLERK SUPERIOR COURT

WARRANTY DEED

STATE OF NORTH CAROLINA
COUNTY OF Macon

This Indenture made this 31st day of January, 2014 between FAYE LANIER LANSDPELL, as party of the first part, hereinunder called Grantor, and TYCOR FARMS, LLC, a Georgia limited liability company, as party 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,

AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

This deed and the warranties contained herein are made subject to the following:

1. Ad valorem taxes for the current year and subsequent years not yet due nor payable.
2. Applicable restrictions, rights-of-way and easements of record.
3. Applicable zoning laws.
4. Drainage Easement from Mike and Faye Lansdell to Lowndes County, Georgia, being 30' wide and 142' long, as recorded in Deed Book 398, page 160, in the Lowndes County, Georgia deed records.

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.

938' area