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✓ After recording return to
Joseph I. Marchant, LLC
Attorney At Law
Post Office Box 4218
Eastman, Georgia 31023

DODGE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 33.50
DATE 9-26-13
PT61 045-2013-001206
Bhorwala CLERK

GEORGIA, DODGE COUNTY
CLERK'S OFFICE SUPERIOR COURT
Filed for record 26 day
of Sept 2013 10:50 AM and
recorded in Book 745 Page 77-78
Sept 26, 2013
Bhorwala Clerk

WARRANTY DEED

Georgia, Dodge County.

THIS INDENTURE, made between **RONNIE DALE BRYAN** of Dodge County, Georgia, as party of the first part, hereinafter referred to as Grantor, and **B & P FARMS, a General Partnership** composed of **James O. Hosford, Jr. and Phillip Hosford d/b/a Hosford Farms** with its principal location being in Dodge County, Georgia, as party of the second part, hereinafter referred to as Grantee (the words "Grantor" and "Grantee" as used herein and pronouns referring thereto shall be construed to include, when appropriate, the singular and plural, and the masculine, feminine and neuter gender of each of said words, respectively, and their respective heirs, administrators, executors, successors and assigns, all as the context hereof requires or permits, and the grammatical construction of sentences herein shall conform thereto),

WITNESSETH: *THAT FOR AND IN CONSIDERATION OF* the sum of Ten Dollars (10.00) and other good and valuable consideration in hand paid to Grantor by Grantee at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, Grantor, by these presents, does hereby grant, bargain, sell, convey and confirm unto Grantee the following described property.

All that tract or parcel of land situate, lying and being in Land Lot Numbers 35 and 56 in the 19th Land District of Dodge County, Georgia, consisting of a total of 43.21 acres, more or less, and being more particularly described and shown as Tract 2 (33.21 acres), and Tract 3 (10.00 acres) on that certain Plat of Survey dated August 10, 2013, made for Ronnie Bryan by Ronnie Barron, Georgia Registered Land Surveyor, and found recorded in Plat Book 39 at Page 122 in the Deed Records of Dodge County, Georgia.

Subject to existing easements for public roads and utilities.

Subject also to the covenants and restrictions contained in that certain Application for Current Use Assessment of Agricultural Property found recorded in Deed Book 713 Pages 77-78 in the Deed Records of Dodge County, GA.

TO HAVE AND TO HOLD the above described tract or tracts of property, 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 forever,
IN FEE SIMPLE.

AND GRANTOR WARRANTS and will forever defend the right and title to the above-described property unto Grantee against the claims of all persons whomsoever.

WITNESS THE HAND AND SEAL OF GRANTOR, this 23rd day of September, 2013.

Ronnie Dale Bryan (SEAL)
RONNIE DALE BRYAN

Signed, sealed and delivered in our presence
on this the 23rd day of September, 2013.

Debbie Sneyd
Unofficial Witness

J. J. Mault
Notary Public, State of Georgia,
Residing in Dodge County.

(Affix Notary Seal)



My Commission Expires: 8/09/2015

RECORDED
SEP 26 2013
RHETT WALKER
Clerk