

DOC# 011337
FILED IN OFFICE
12/22/2017 09:05 AM
BK:2443 PG:507-511
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COUR
T
EFFINGHAM COUNTY

THIS INSTRUMENT PREPARED BY: ~~kt~~ RE-RECORD
Weyerhaeuser Company
5 Concourse Parkway, Suite 1650
Atlanta, Georgia 30328
Attention: Kerri M. Lockwood
File No. T2017-879

DOC# 011197
FILED IN OFFICE
12/18/2017 08:54 AM
BK:2442 PG:895-898
ELIZABETH Z. HURSEY
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EFFINGHAM COUNTY

Elizabeth Hursey
REAL ESTATE TRANSFER T
AX
PAID: \$537.20
PT-61 051-2017-003434

AFTER RECORDING RETURN TO:
The Ratchford Firm
1575 Hwy 21 South
Springfield, Georgia 31329
Attention: Warren Ratchford

**Please re-record to include Exhibit B.

STATE OF GEORGIA

COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE, made this 13th day of December, 2017, between Weyerhaeuser Company, a Washington corporation, whose address is 220 Occidental Avenue South, Seattle, Washington 98104, as Grantor, and T&T9G, LLC, a Georgia limited liability company, whose address is 797 Old Louisville Road, Guyton, Georgia 31312, as Grantee;

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, that certain property described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Real Property").

GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, RELATING TO THE CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE REAL PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE THAT THE REAL PROPERTY BE CONVEYED "AS IS", IN ITS PRESENT CONDITION AND STATE OF REPAIR AND THAT GRANTEE HAS MADE OR CAUSED TO BE MADE SUCH INSPECTION AS IT DEEM APPROPRIATE. GRANTEE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES AND RELEASES GRANTOR FROM ANY AND ALL CONTRACTUAL, STATUTORY, COMMON LAW, AND/OR OTHER LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION, KNOWN OR UNKNOWN, THAT GRANTEE OR ITS SUCCESSORS AND ASSIGNS MAY BE ENTITLED TO ASSERT AGAINST GRANTOR ARISING IN WHOLE OR IN PART OF, OR RELATING OR CONNECTED IN ANY

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WAY TO, THE CONDITION OF THE REAL PROPERTY INCLUDING, BUT NOT LIMITED TO ANY SUCH LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION BASED IN WHOLE OR IN PART UPON ANY APPLICABLE FEDERAL, STATE OR LOCAL ENVIRONMENTAL LAW, RULE OR REGULATION OR THE ENVIRONMENTAL CONDITION OF THE REAL PROPERTY.


TO HAVE AND TO HOLD the Real Property, together with all and singular the rights, members and appurtenances in any manner appertaining, subject to the matters set forth in **Exhibit "B"** attached hereto and made a part hereof, unto Grantee, its successors and assigns, forever, in Fee Simple.

And Grantor shall warrant and forever defend the right and title to the Real Property unto Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but against none other; provided, however, that this conveyance is made subject to and there are hereby excepted from the covenants and warranties hereinabove set forth, the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

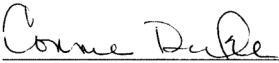
[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year stated below.

Signed, sealed and delivered this 11th day of November, 2017 in the presence of:



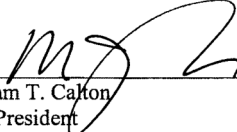
Unofficial Witness




Notary Public
(NOTARIAL SEAL)



WEYERHAEUSER COMPANY



William T. Carlton
Vice President



Kerri M. Lockwood
Assistant Secretary



EXHIBIT A

LEGAL DESCRIPTION

All those certain tracts or parcels of land situate, lying and being in the 1559th G. M. District of Effingham County, Georgia, now lying in one body but heretofore described as being three separate tracts of land of 99 acres, more or less, 97 acres, more or less and 13 acres, more or less, aggregating 209 acres, more or less, but by the Gowen resurvey hereinafter referred to shown to contain 274.40 acres and being more particularly described as follows: Beginning at a concrete monument (shown as Station 2 on the Gowen survey hereinafter referred to) located South 36° 27' East 1.40 chains from a point on the center line of a public road, at the intersection of other lands of Randall B. Helmey and the tract herein conveyed, which concrete monument is located by reference to the grid coordinates in chains of the Georgia Coordinates System, East Zone, at Y-(Lat.) 12,217.29 and X-(Dep.) 11,701.75, and from said point of beginning running thence South 54° 18' West a distance of 9.38 chains to a concrete monument; thence South 35° 42' East to distance of 1.25 chains to a concrete monument; thence South 54° 18' West a distance of 39.19 chains to a point; thence South 53° 57' West a distance 11.86 chains to a concrete monument; thence North 42° 21' West a distance of 11.22 chains to a concrete monument; thence North 54° 34' East a distance of 10.97 chains to a concrete monument; thence North 45° 06' West a distance of 33.24 chains to a concrete monument; thence North 41° 53' East a distance of 56.82 chains to a concrete monument; thence South 36° 27' East a distance of 53.38 chains to a point on the center line of a public road; thence South 36° 27' East a distance of 1.40 chains to a concrete monument, and marking the point of beginning. Said tract is the same tract of land conveyed by deed of the Trustees of the Evangelical Lutheran Congregation to Randall B. Helmey, dated March 3, 1931, as recorded in Deed Book 77, Page 557 of the Deed Records of Effingham County, Georgia, and the same lands to which the said Randall B. Helmey conveyed an one-half undivided interest to Mrs. Leila M. Helmey, by deed dated December 16, 1936, as recorded in Deed Book 85, Page 138, of said Deed Records; reference to which deeds and the records thereof is hereby expressly made for all purposes hereof. The said tract of land, is more fully shown as Tract B on and by plat and supplement of said lands made and prepared under the direction of and certified by J. Dean Gowen, Georgia, Registered Surveyor No. 6, June 10, 1960, with the boundaries, metes, courses, distances and controls as shown thereon having been fixed and determined in accordance with the grid coordinates of the Georgia Coordinate System, East Zone, as established by the U. S. Coast and Geodetic Survey, a copy of which plat and supplement is recorded in Map Book 2, Page 96, in the office of the Clerk of the Superior Court of Effingham County, Georgia, and reference to which is hereby expressly made for a more full and complete description of said land.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the date hereof.
2. All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Real Property.
3. Any rights of the United States of America, the State of Georgia or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Real Property, including, without limitation, riparian rights and navigational servitudes.
4. Title to that portion of the Real Property, if any, lying below the mean high water mark of abutting tidal waters.
5. All easements, rights-of-way, licenses and other such similar encumbrances of record.
6. All existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities.
7. All encroachments, overlaps, boundary line disputes, shortages in area, parties in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Real Property.
8. Prior reservations or conveyances of mineral rights or mineral leases of every kind and character.
9. Any loss or claim due to lack of access to any portion of the Real Property.
10. Any loss or claim due to any indefiniteness or uncertainty in the legal description of the Real Property.