

Filed 12/14/2021 03:41PM
Bk 01548 Pg 0613-0615
Deed Doc: WD
Georgia Transfer Tax Paid :
\$334.20 0422021002718
Penalty: \$0.00 Interest: \$0.00
Participants: 6296167736
JUSTIN POWER, Clerk of Superior
Court
DAWSON County, Georgia

After Recording, Return To:
BETTIS LAW GROUP, LLC
Phill Bettis, Esq.
1825 Lockeway Drive, # 201
Alpharetta, Georgia 30004
Phone No.: (678) 736-5445
File No.: 12142
Tax Parcel: a portion of 039-012-008

**STATE OF GEORGIA
COUNTY OF FORSYTH**

LIMITED WARRANTY DEED

THIS INDENTURE is made as of **December 10, 2021** between **FDB ASSOCIATES LIMITED PARTNERSHIP**, a Georgia limited partnership (hereinafter referred to as "Grantor") and
(hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

TRACT I:

ALL THAT TRACT or parcel of land lying and being in Land Lots 686 and 743 of the 4th District, 1st Section, Dawson County, Georgia, designated as Tract 1, containing 16.18 acres, on a Division Survey titled Bohlayer Estate Plat L, as prepared by Mark E. Chastain, Georgia Registered Land Surveyor # 2718, dated September 30, 2021, as per plat recorded in Plat Book 86, Page 196, Dawson County, Georgia Plat Records, said plat is incorporated herein and made a part hereof for a more complete description of the property.

TRACT II:

ALL THAT TRACT or parcel of land lying and being in Land Lots 686, 687, 742 and 743 of the 4th District, 1st Section, Dawson County, Georgia, designated as Tract 2, containing 12.75 acres, on a Division Survey titled Bohlayer Estate Plat L, as prepared by Mark E. Chastain, Georgia Registered Land Surveyor # 2718, dated September 30, 2021, as per plat recorded in Plat Book 86, Page 196, Dawson County, Georgia Plat Records, said plat is incorporated herein and made a part hereof for a more complete description of the property.

Subject to restrictive covenants attached hereto as Exhibit "A".

TO HAVE AND TO HOLD, the 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 and in FEE SIMPLE.

AND THE SAID GRANTOR WILL ONLY WARRANT and forever defend the right and title of the above described property unto Grantee against the claims of those persons claiming by, through or under Grantor.

EXECUTED under seal as of the date above.

Signed this 10th day of December 2021
in the presence of:

**FDB ASSOCIATES LIMITED PARTNERSHIP,
a Georgia limited partnership**

Imdsay Chandler
Unofficial Witness

**BY: FDB GROUP LLC, a Georgia limited
liability company, its General Partner**

[Signature]
Notary Public

By: *[Signature]* (SEAL)
**EDWARD MCCLAIN BRADLEY,
Manager**

My commission expires: 11-14-2023

(Notary Public Seal Affixed)



Exhibit "A"

Restrictive Covenants:

The previously described property is conveyed subject to the following Restrictive Covenants which shall be binding upon Grantee and Grantee's heirs, successors and assigns:

1. The raising of swine or the installation of commercial poultry houses is expressly prohibited.
2. No cattle feed lot will be allowed, however, the raising of cattle in open pastureland is permitted as is poultry raised on a non-commercial basis.
3. No mobile homes shall be allowed to be installed or maintained on the property.
4. No abandoned or inoperative automobiles shall be allowed or maintained at any time.
5. No illegal activities shall take place on the property at any time.

