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LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID $ 160.00
DATE Apr. 19 2010
SARA L. CROW
CLERK SUPERIOR COURT
004133

LOWNDES COUNTY, GA
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2010 APR 19 PM 12: 57
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WARRANTY DEED

STATE OF GEORGIA, COUNTY OF Lowndes

This Indenture made this **16th** day of **April**, in the year **Two Thousand Ten**, between **Earnest Stafford and Earnestine Stafford**, of the County of Lowndes, State of Georgia, as party or parties of the first part, hereinunder 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 & Earnestine 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:

Witness

Amanda S. O'Steen
Notary Public

AMANDA S. O'STEEN
NOTARY
EXPIRES
GEORGIA
AUG. 3, 2013
PUBLIC
LOWNDES COUNTY

Earnest Stafford (Seal)
Earnest Stafford

Earnestine Stafford (Seal)
Earnestine Stafford