

**Return:**  
**Robert R. Lawson**  
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**Perry, Georgia 31069**

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Peach County, Ga.  
Bk 00706 Pg 0454-0455  
Participants: 7491002503  
PT-61# 1112023000927  
Georgia Transfer Tax Paid :  
\$105.00

### **LIMITED WARRANTY DEED**

**STATE OF GEORGIA**  
**COUNTY OF HOUSTON**

**THIS INDENTURE**, Made the 14<sup>th</sup> day of August, in the year two thousand twenty-three, between

#### **NORTH HOUSTON DEVELOPMENT, LLC**

of the State of Georgia, as parties of the first part, hereinafter called Grantor, and

#### **JAMES THOMAS CHRISTIAN AND WENDY K. CHRISTIAN**

of the State of Georgia, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That the said parties of the first part, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**All that tract or parcel of land situate, lying and being in Land Lot 25 of the Ninth (9<sup>th</sup>) Land District of Peach County, Georgia, being known and designated as Lot 24, The Farm Subdivision, Phase 2, according to a plat of survey thereof prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated July 23, 2019, and of record in Plat Book 29, Page 11; Clerk's Office, Peach Superior Court. Said plat and the recorded copy thereof are incorporated herein by reference for all purposes.**

The property herein conveyed is subject to Protective Covenants of record in Deed Book 257, Page 539; Clerk's Office, Peach Superior Court and of record in Deed Book 269, Page 679; Clerk's Office, Peach Superior Court and of record in Deed Book 608, Page 893; Clerk's Office, Peach Superior Court.

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 parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID GRANTOR warrants and will forever defend the right and title to the above described property unto the said Grantees against the claims of all persons claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

NORTH HOUSTON DEVELOPMENT, LLC

By: [Signature] (SEAL)  
GARY MARTIN; SOLE MEMBER

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

[Signature]  
Notary Public



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