

DK6653PG715

LOWNDES COUNTY, GA
FILED IN OFFICE

2020 MAR 23 PM 3:33

Beth C. Greene
CLERK OF SUPERIOR COURT

LOWNDES COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 106.00
DATE Mar 23 2020
BETH C. GREENE
CLERK SUPERIOR COURT

Return to: Cowart & Perry, LLP, 109 West Adair Street, Valdosta, Georgia, 31601

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF Lowndes

This Indenture made this 23 day of March, in the year Two Thousand Twenty, between The Arch Foundation for the University of Georgia, Inc., a Georgia Corporation, as party or parties of the first part, hereinafter called Grantor, and Uvalde Land Company, LLC, a Georgia Limited Liability Company, 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 consideration 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,

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

NEVERTHELESS, HOWEVER, this deed and the warranties contained herein are subject to the following:

1. Ad valorem taxes for the year 2020 and subsequent years.
2. Applicable restrictive covenants and/or easements of record.
3. Those certain Restrictive Covenants filed for record August 31, 2000, at 1:33 p.m., and recorded in Deed Book 1902, at Page 307, Lowndes County, Georgia, deed records.
4. That certain Declaration of Covenants and Restrictions filed for record March 23, 2001, and recorded in Deed Book 1981, at Page 271, Lowndes County, Georgia, deed records.
5. That retention of any and all wetland credits associated with US Army Corp of Engineers Permit #990010930.



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 this instrument to be executed in its name and on its behalf by its undersigned officers and its seal affixed, the day and year first above written.

Signed, sealed and delivered in the presence of:

The Arch Foundation for the University of Georgia, Inc.

By: *Brett Jackson*
Brett Jackson, CFO

Witness
Amelia A. Andrews
Notary Public



Attest: _____

(Corporate Seal)

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EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lots 10, 37, 38 and 39, of the 11th Land District of Lowndes County, Georgia, in the City of Valdosta, and being more particularly described as that certain 530.240 (+/-) acres as shown on that map or plat of survey entitled "Cherry Creek Mitigation Bank Survey of Restrictive Covenants Property" as recorded in Plat Cabinet A, at Page 1571, of the deed records of the Clerk of the Superior Court of Lowndes County, Georgia, to which map or plat of survey and the record whereof reference is hereby made for all purposes in aid of description.

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME The Arch Foundatin for the Universtiy of Georgai, Inc.				Exempt Code If no exempt code enter NONE	
MAILING ADDRESS (STREET & NUMBER) 180 East Green Street				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Athens, GA 30602 USA		DATE OF SALE 3/23/2020		1A. Estimated fair market value of Real and Personal property	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Uvalde Land Company, LLC				3. Amount of liens and encumbrances not removed by transfer	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 109 West Adair Street				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Valdosta, GA 31601 USA		Check Buyers Intended Use (x) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 286A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY LOWNDES		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 0072 031	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 11ch	ACRES 530.24	LAND LOT 10, 37, 38, 39	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE Mar 23 2020		DEED BOOK 6653	DEED PAGE 715	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

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