

Return to: 126000
Varner & Adams, P.C.
1719 Russell Parkway
Building 200
Warner Robins, Georgia 31088
15-09396

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Recorded: 07/31/2015 at 10:16:45 AM
Fee Amt: \$210.00 Page 1 of 1
Transfer Tax: \$200.00
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk

BK 6919 PG 67

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INDENTURE, made this **30th** day of **July, 2015**, between **TONY L. WALKER AND JERI L. SCHOFILL**, as party or parties of the first part, hereinafter called Grantor, and **IRMA S. MONDRAGON**, as party or parties of the second part, hereinafter called the 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 DOLLARS (\$10.00) and other good valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

All that tract or parcel of land situate, lying and being in Land Lot 145 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Tract "A", containing 8.44 acres, more or less, according to a plat of survey being of record in Plat Book 8, Page 31, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 145 of the Fifth (5th) Land District of Houston County, Georgia, being known and designated as Parcel 1 and being shown as REQ'D R/W containing 0.263 acre, 11,465.61 square feet as shown on that Right of Way Deed recorded March 24, 2008 in Deed Book 4595, Pages 263-264, Clerk's Office, Houston Superior Court.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way affecting said described property.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto said Grantee, forever in FEE SIMPLE with full WARRANTY OF TITLE to said property against the claims of all persons whomsoever.

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

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

TONY L. WALKER

JERI L. SCHOFILL

My commission expires:

