

Return to:  
Sims, Fleming & Spurlin, P.C.  
P. O. Box 1165  
Tifton, GA 31793  
912/386-0964

008998 Bk#00864 Pg#0332

REC'D TIFT CO. CLERK'S OFFICE  
Date: 05/17/2001  
GWEN C. PATE, CLERK

FILED, RECORDED, INDEXED  
05/17/2001  
Rec Fees: 12.00 St Fees: 0.00

Co Fees: 0.00 Pages: 2  
Issued to: SIMS, FLEMING & SPURLIN  
P.C.  
Clerk of Superior Court Tift Co. GA  
Gwen C. Pate

**WARRANTY DEED**

GEORGIA, TIFT COUNTY

Transfer Tax Stamp \$

150.00  
5.17.01

THIS INDENTURE made between RIVERVIEW ONE, L.L.C., a Georgia limited liability company, of Tift County, Georgia, as the first party, and BRANDON INVESTMENT, INC., a Georgia corporation, of Tift County, Georgia, as the second party, witnesseth:

In consideration of the payment of TEN DOLLARS (\$10.00) and other valuable consideration, first party hereby grants, sells, conveys and delivers unto the second party, its successors and assigns, the following described property:

All those certain tracts or parcels of land lying and being in Land Lot 429 of the 6th Land District of Tift County, Georgia, and being more particularly described as Tract 2 (containing 5 acres), Tract 3 (containing 5 acres), Tract 4 (containing 5 acres), Tract 5 (containing 5 acres), Tract 6 (containing 5 acres), Tract 10 (containing 5.06 acres), Tract 11 (containing 5.04 acres), Tract 12 (containing 5.07 acres) and Tract 13 (containing 5.05 acres) according to the plat of survey entitled "Plat for Brandon Investment, Inc.," prepared by Harper Surveying Inc., of Tifton, Georgia, on April 23, 2001, said plat being recorded in Plat Book 34, Page 195, in the office of the Clerk of Tift Superior Court and being by reference incorporated herein.

Also conveyed are all those tracts or parcels of land lying and being in Land Lot 429 of the 6th Land District of Tift County, Georgia, and being more particularly described as Lot 24 (containing 5.05 acres) and Tract 26 (containing 5.93 acres) as said tracts are depicted on that certain plat of survey entitled "Plat for Brandon Investment, Inc.," prepared by Harper Surveying Inc. of Tifton, Georgia, on April 23, 2001, said plat being recorded in Plat Book 34, Page 195, in the office of the Clerk of Tift Superior Court and being by reference incorporated herein.

Also conveyed is all that certain tract or parcel of land lying and being in Land Lot 429 of the 6th Land District of Tift County, Georgia, and being more particularly described as Lot 21 (containing 5.023 acres) according to that plat of survey entitled "Plat Prepared for Brandon Investment, Inc.," prepared by Harper Surveying Inc. of Tifton, Georgia, on May 7, 2001, said plat being recorded in Plat Book 34, Page 194, in the office of the Clerk of Tift Superior Court and being by reference incorporated herein.

The above described properties shall be subject to the following restrictive covenants for a period of thirty-five (35) years from the date of this instrument:

1. This lot shall be used for residential purposes only.
2. This lot shall contain only a single family dwelling and no structure may be built or erected which is designed to house more than one family. Provided, however, that this lot may contain only one of the following: one storage out-building, a garage, or a metal utility building.

008998 Bk:00854 Pg:0333

REC'D TIFT CO. CLERK'S OFFICE  
Date: 05/17/2001  
GWEN C. PATE, CLERK

- 3. No residence shall be constructed upon this lot that contains less than 1,000 square feet of living area (heated and cooled), exclusive of porches and carport or garage.
- 4. A single-wide or double-wide mobile home may be used as a residence on this lot provided that said mobile home contains at least 1000 square feet of living area and is approved in advance in writing by at least one of the first parties or their transferee, successors or assigns.
- 5. Any mobile home placed on said lot must be underpinned within six (6) months from the date the mobile home is first placed on the lot.
- 6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or others household pets may be kept, and one horse per lot shall be allowed.
- 7. No junked automobiles, trucks, vehicles, appliances or any other type of junked personal property may be stored, discarded or kept on the above described property.
- 8. This lot shall be kept neat and free of trash, garbage and other unsightly material.
- 9. The first party reserves the right without notice to grant utility and drainage easements 20 feet in width on all exterior lot lines.
- 10. The owner of the above lot may use the lot for business activities provided that the owner: (a) obtains all necessary business licenses; (b) the property is zoned for such activity; (c) the lot continues to maintain an atmosphere of a residential subdivision; (d) written permission is obtained from every person who is a partner of the first party at the time that such written permission is sought; (e) that such business activities will not violate any of the above and foregoing restrictions.

TO HAVE AND TO HOLD such properties in fee simple with all rights and appurtenances thereunto belonging unto the second party, its successors and assigns, and the first party will warrant and forever defend the title thereto against the lawful claims of all persons whomsoever by virtue of these presents.

IN WITNESS WHEREOF the first party has hereunto signed its name and affixed its seal on this 9th day of May, 2001.

Signed, sealed and delivered on this 9th day of May, 2001, in the presence of:

*Colin Gilbert*  
Unofficial Witness

RIVERVIEW ONE, L.L.C.

By: *Harold Cole*  
Managing Member

*Colin Gilbert*  
Notary Public



C:\WDEEDS\BRANDONT\RY

SIMS, FLEMING & SPURLIN, P.C.  
823 Love Avenue - P. O. Box 1163  
Tifton, Georgia 31793  
(912) 385-0964