

STATE OF GEORGIA

SAMPLE

COUNTY OF BRYAN

CONDOMINIUM LIMITED WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 2010, between **RIVER OAKS VILLAS, LLC**, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and _____ of the State of _____ and the County of _____, 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 Dollars (\$10.00) 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, all the following described property, to-wit:

Unit _____, Building _____, River Oaks GA, a Condominium, Bryan County, Georgia, and being more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This conveyance is made subject to the terms, provisions and restrictions contained in the Georgia Condominium Act, as amended from time to time, and that certain Declaration of Condominium for River Oaks GA, A Condominium, dated January 23, 2006, and recorded in Deed Book 587, Page 24, Bryan County, Georgia records, as amended. By acceptance of this deed, Grantee acknowledges receipt of a copy of said Declaration and agrees to comply with all of the terms, provisions and restrictions set forth therein, as amended from time to time. The Grantee, for and on behalf of the Grantee and the Grantee's heirs, personal representatives, successors, and assigns, by the acceptance of this deed, covenants and agrees to pay such assessments and other charges as may be assessed from time to time by River Oaks GA Condominium Association, Inc., in accordance with the Declaration and the Georgia Condominium Act, as they may be amended.

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 property use, benefit and behoof of the said Grantee forever in FEE SIMPLE. Grantor covenants that Grantor is

lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as to those matters described on Exhibit B, attached hereto and made a part hereof.

AND the said Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular the said Premises unto the said Grantee, the Grantee's successors and assigns, against any and all persons whomsoever lawfully claiming, or to claim the same or any part thereof, by through and under said Grantor.

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

River Oaks Villas, LLC,
a Georgia Limited Liability Company,
By Market Street Capital, Inc.,
a South Carolina Corporation,
Its Manager

By: Gary Bellomy, Chief Executive Officer

Signed, sealed and delivered this _____ day
of _____, 2010, in the presence of:

Witness

Notary Public
My Commission Expires:

EXHIBIT A
LEGAL DESCRIPTION

(To be inserted)

EXHIBIT B
PERMITTED EXCEPTIONS

(To be inserted)