



Planning & Urban Design
20 Interchange Drive, Administration Bldg.
Savannah, GA, 31415
Phone: 912.525.2783/Fax: 912.525.1562
www.savannahga.gov/planning



NOV 21 2025



Zoning Board of Appeals Application

110 E State St, Savannah, GA, 31401
P.O. Box 8246, Savannah, GA, 31412-8246
Phone: 912.651.1440 / Fax: 912.651.1480
www.thempc.org

Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications shall not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION AND SUPPLEMENTAL DOCUMENTATION TO PLANNING@SAVANNAHGA.GOV.** Applicants shall contact the MPC staff at 912.651.1440 prior to submitting an application.

I. Subject Property

Street Address(es): 220 West Duffy Street Savannah, Ga. 31401

Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 20052 16010

Total acreage or SF of the subject property: .073 acres

Zoning District(s): TN-1

Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Duplex
Victorian Historic District

II. Reason for Variance (Check all that apply and attach a response and supporting documentation for each item checked).

☒ A. REQUEST A VARIANCE (Sec. 3.21). The application must be submitted to provide an opportunity for the ZBA to grant variances only from the building standards for permitted uses in the base zoning districts (not to include density or vehicular access) in Article 5.0, Base Zoning Districts; variable standards in Article 9.0, General Site Standards; and variable standards in Article 10.0, Natural Resource Standards. Refer to Page 6 for plot plan criteria and explain specifics of request (e.g., To request a 5 foot reduction of the 25 foot rear yard setback). Describe the variance requested: Requesting a variance to increase ADU foot print coverage from 40% to 55% of primary dwelling foot print. Requesting a decrease in side yard setback to 2 feet to accommodate 12" roof overhang.

☐ B. APPEALS (Sec. 3.23). An appeal by any aggrieved party may be taken to the ZBA when an alleged error in a final written decision of any administrator, commission or board authorized to make a final written decision occurs. An application must be filed within thirty (30) working days of a final written decision. It will be considered filed when a complete notice of appeal is submitted to planning@savannahga.gov. Provide an explanation specifying the grounds for the appeal with the ZBA and the administrator, commission or board whose decision is being appealed: _____

☐ C. RELIEF FOR NONCONFORMING USES AND STRUCTURES (Sec. 3.24). An application must be submitted to request a re-establishment, expansion, or reconstruction of a nonconforming use. Indicate the type of non-conformity and relief sought. _____

☐ D. REQUEST AN EXTENSION OF A ZBA APPROVAL. If a ZBA decision needs to be extended, an application must be submitted. Date of ZBA Approval: _____ File No.: _____

III. Application History.

- Have any previous applications been made regarding the subject property?
☒ Yes ☐ No If yes, please provide the file number(s): 25-11257-BR, 25-005761-COA
- Is this request related to another review, such as a Certificate of Appropriateness (COA), Subdivision, Site Development Permit or Plan, Master Plan, Business Location Approval, Rezoning, or Text Amendment? If so, please provide the Plan/Permit # _____ and associated Staff Report/Decision.

IV. Property Owner Information

Name(s): Samuel Kopelman on behalf of 312 West 37th LLC

Registered Agent: _____

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 1 Vincent Street

City, State, Zip: Nanuet, NY 10954

Telephone: _____

Fax: _____

E-mail address: _____

- V. Petitioner Information, if different from Property Owner** (Note: If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): Stan Perkins

Registered Agent: _____

(Or Officer or Authorized Signatory, if Petitioner is not an individual)

Address: 7641 Old River Road North

City, State, Zip: Statesboro, Ga. 30461

Telephone: _____

Fax: _____

E-mail address: _____

- VI. Agent, if different from Petitioner or Property Owner** (Note: A signed, notarized Letter of Authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required. Please refer to VIII. Letter of Authorization.)

Name(s): _____

Firm or Agency: _____

Address: _____

City, State, Zip: _____

Telephone: _____

Fax: _____

E-mail address: _____

VII. Application Fee:

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- ☒ Residential: \$620.00
☐ Non-residential: \$1,300.00

VIII. Letter of Authorization

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN)
20052 16010

Stan Perkins (Agent Name) of _____ (Firm or

Agency, if applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

Property Owner(s)

Name(s): ~~GHS P 38th LLC~~ - SAMUEL KOPPELMAN
3R W 37th LLC

Registered Agent: _____
(Or Officer or Authorized Signatory, if Property owner is not an individual)

[Signature] 11/20/25
Signature(s) Date

Witness Signature Certificate

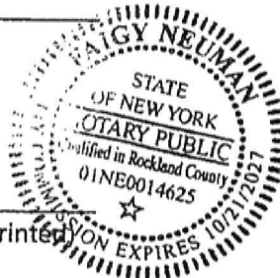
State of Georgia New York
County of Rockland

Signed or attested before me on 11/20/25 by Samuel Kopelman
Date (Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____ Personally Known or ☒ Produced Identification Type of ID Drivers license

[Signature]
Signature of Notary Public



(Name of notary, typed, stamped or printed)
Notary Public State of Georgia

My commission expires: 10/21/27

IX. Application Checklist

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes No

- ☒ Part I. Subject Property
- ☒ Part II. Reason for Variance
- ☒ Part III. Application History
- ☒ Part IV. Property Owner Information
- ☐ ☒ Part V. Petitioner Information
- ☒ ☐ Part VI. Agent
- ☒ Part VII. Application Fee
- ☒ ☐ Part VIII. Letter of Authorization
- ☒ Part IX. Complete Application Checklist
- ☒ Part X. Certified Application (Signed application)
- ☒ ☐ A scaled dimensioned map, plat or sketch of the subject property referred to in the application
- ☒ ☐ Concept Plan of the proposed development if applicable

Please note: Supplemental information may be required during plan review to address deficiencies.

X. Certified Application

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

Applicant Name: Samuel Kopelman [Signature] 11/20/25
Print Signature Date

Contacts

Planning & Urban Design: 20 Interchange Drive, Administration Building
Savannah, GA, 31415
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E State St, Savannah, GA, 31401 (Located at the State Street Garage)
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

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Instructions

1. Applicants shall contact the Secretary to the Zoning Board of Appeals (ZBA) at the MPC, 110 E State St, prior to submitting an application. Call the MPC at 912.651.1440.
2. The application form must be complete according to Sec. 3.1.4 including the appropriate fee and all required supplemental materials before it will be processed and scheduled for a hearing. Failure to submit a completed application will delay placement on an agenda. If the property has been purchased within the last 12 months, please provide a copy of the Deed.
3. All applications must be submitted electronically to planning@savannahga.gov. If the document size is larger than 20 MB, please contact 912-525-2783.
4. A plot plan must be provided when a dimensional variance or use permit is requested. Plot plan criteria are listed below.
5. Supporting documents, such as the written decision that is being appealed (and specifics on why the decision is in error), or the associated COA Staff Report/Decision, Subdivision Staff Report/Decision, Site Permit Staff Report, and City Manager Decision must be provided. If Property Owner/Petitioner is not an individual, provide the Georgia Annual Registration.
6. A schedule of the application deadlines as well as the Planning Commission and City Council meetings dates are part of this application.

Zoning Board of Appeals Process (After the Application is Submitted)

1. Once an application submittal is determined to be complete according to Sec. 3.1.4, the MPC will schedule the petition for the next posted ZBA hearing date.
2. The MPC will notify the Petitioner of the public hearing date and time as well as publish a public notification in the newspaper.
3. The Petitioner will receive notification to obtain a Public Notice Sign(s) announcing the petition from the City's Planning & Urban Design Office located at 20 Interchange Drive, Administration Building. The Petitioner must post the sign(s) at least **15 DAYS PRIOR TO THE ZBA MEETING** according to Sec. 3.2.6. If the signs are not posted at least 15 days prior to the meeting, the petition shall be rescheduled.
4. The Petitioner is responsible for removing the sign(s) within 10 days of the ZBA decision.
5. The ZBA agenda, which includes the staff report, will be posted on www.thempc.org no later than 48 hours before the scheduled meeting.
6. The ZBA hearing will be held in the Arthur A. Mendonsa Hearing Room at the MPC, 112 E State Street doorway.
7. Digital presentations must be provided to the Secretary to the ZBA at least two days prior to the hearing. To ensure the protection of its network, the MPC does not allow Petitioners to use thumb drives on its computers. Copies of any materials used to support your petition must be submitted for the record at the time of the hearing. The Petitioner shall provide a sufficient number of copies for the Board and Board secretary.
8. Requests to withdraw, defer or continue a petition is outlined in Sec. 3.1.7.b.
9. A written notice of the ZBA decision will be sent to the Petitioner by the MPC following the meeting.
10. Building permits and approvals will be released upon receipt by the City of the ZBA decision.
11. A variance requiring a building permit shall expire after twelve (12) months from the date of approval if no building permit is issued. If a building permit is issued and expires under the terms of this Ordinance, the variance requiring the building permit shall also become null and void at the same time the building permit expires.
12. An appeal of the final written decision of the ZBA may be taken by filing a petition for certiorari with the Chatham County Superior Court within 30 days of the final action.

Plot Plan Criteria (If you are applying for a dimensional variance or special use approval, a plot plan of the subject property must be submitted with this application. The plot plan must include the below information.)

- North arrow and scale
- Street name(s)
- Dimensions of lot(s)
- Existing and proposed structures on lot (identify each structure - e.g., house, shed, pool)
- Dimensions between all structures and property lines and/or fences
- Location and dimensions of and proposed construction
- Types of fence (for example, chain link, wood, masonry, etc.)
- Proposed landscaping
- Project status (proposed or existing)

The Petitioner will receive notification to obtain and post the Public Notice Sign(s) from the City's Planning & Urban Design Office at least 15 DAYS PRIOR TO THE ZONING BOARD OF APPEALS MEETING.

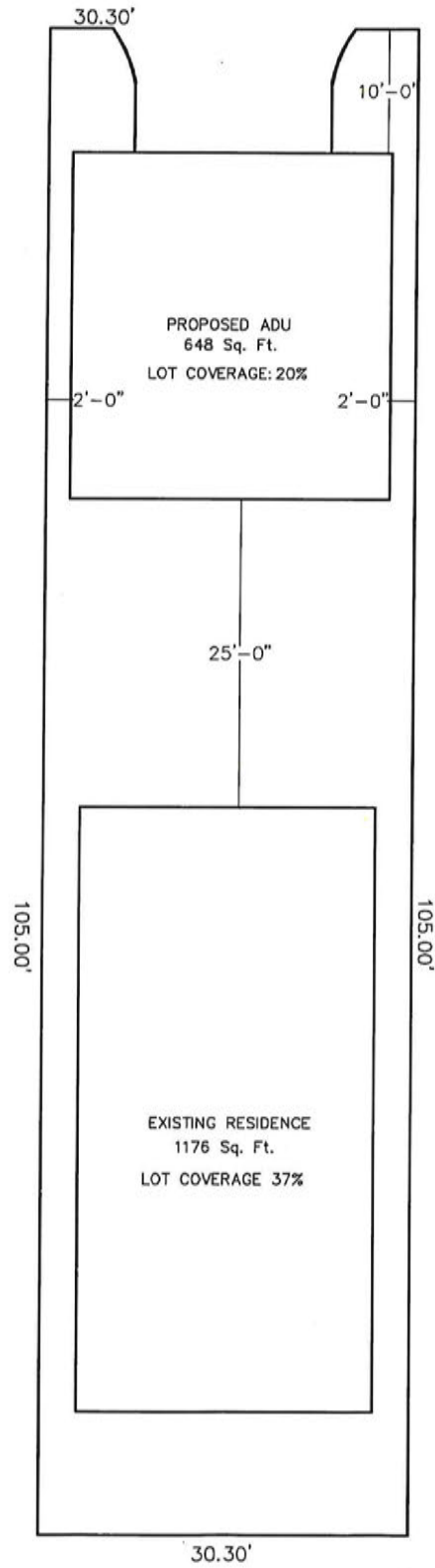
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**2025 Application Submittal Deadlines
And Meeting Dates
for Zoning Board of Appeals**

Application Submittal Deadline <i>(Application submittal deadlines are on Fridays unless otherwise noted.)</i> Submittal Due: 5:00 p.m. Submit Electronically to: planning@savananhga.gov	Zoning Board of Appeals Meeting Dates <i>(All meetings are scheduled for every three weeks on Thursdays unless otherwise noted.)</i> Meeting Time: 10:00 a.m. Meeting Location: MPC, 112 E State St, Arthur A. Mendonsa Hearing Room.
DEC 13	JAN 23
JAN 31	FEB 27
FEB 21	MAR 27
MAR 28	APR 24
APR 25	MAY 22
MAY 23	JUN 26
JUN 27	JUL 24
AUG 1	AUG 28
AUG 22	SEP 25
SEP 26	OCT 23
OCT 24	NOV 20 **3 rd Thursday**
NOV 21	DEC 18 **3 RD Thursday**
DEC 19	JAN 22, 2026

O.C.G.A. § 36-66-4(a): A local government taking action resulting in a zoning decision shall provide for a hearing on the proposed action. At least 15 but not more than 45 days prior to the date of the hearing, the local government shall cause to be published within a newspaper of general circulation within the territorial boundaries of the local government a notice of the hearing. The notice shall state the time, place, and purpose of the hearing.

WEST PARK LANE



220 WEST DUFFY STREET
PROPOSED SITE LAYOUT

INDEX OF DRAWINGS:

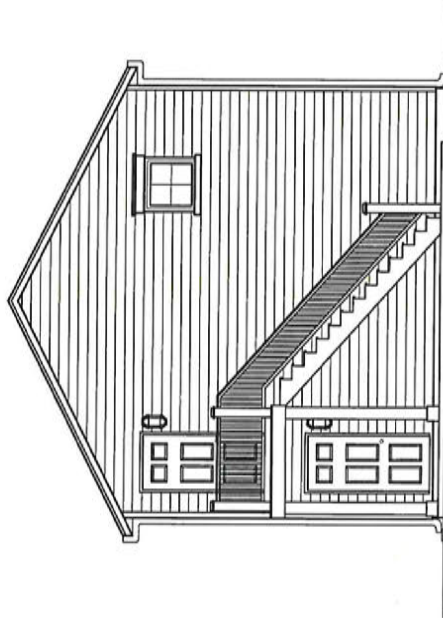
ARCHITECTURAL

A-0 COVER SHEET

A-1 FOUNDATION/FLOOR PLAN

A-2 ELEVATIONS

S-1 STRUCTURAL DETAILS



GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF N.E.C. AND ALL LOCAL CODES AND ORDINANCES.
2. ALL MATERIALS SHALL BE NEW AND DOMESTIC AND BEAR UNDERWRITERS LABEL WHERE APPLICABLE.
3. ALL WORK SHALL BE DONE BY A LICENSED ELECTRICAL CONTRACTOR. THE COMPLETED SYSTEM IS TO BE FULLY OPERABLE AND ACCEPTANCE OF THIS SYSTEM BY THE OWNER/DESIGNER MUST BE A CONDITION OF THE SUBCONTRACT.
4. CONTRACTOR TO QUANTIFY ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
5. CORRECTION OF ANY DEFECTS TO BE COMPLETED WITHOUT ADDITIONAL CHARGE AND TO INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
6. THIS PLAN IS TO BE REFERRED TO FOR DETERMINATION OF LOCATION OF OUTLETS AND OTHER RELATED COMMUNICATIONS ELEMENTS AND SUPERSEDES ALL OTHERS.
7. OUTLETS ARE TO BE LOCATED AT 1' UNLESS OTHERWISE NOTED. HEIGHT IS DETERMINED FROM TOP OF FINISHED FLOOR TO CENTERLINE OF COVERPLATE MOUNTED VERTICALLY.
8. ELECTRICAL, SIGNAL, PUMP, SIZE AND CALCULATING ARE TO BE DESIGNATED BY ELECTRICAL SYMBOLS.
9. PROVIDE GROUND FAULT CIRCUIT INTERRUPT (GFI) PROTECTION AT EACH OUTLET OCCURRING WITHIN THE AREA OF A WATER SOURCE.
10. EXACT ROUTING AND SIZE OF CONDUITS AND CONNECTIONS SHALL OBTAIN ON LOCAL CONDITIONS AND CODE REQUIREMENTS.
11. PLANS ARE BASED ON INFORMATION SUPPLIED BY OWNER AT THE TIME OF DESIGN.
12. CONTRACTOR TO VERIFY ALL SYSTEM REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.
13. CONTRACTOR TO VERIFY OWNER'S REQUIREMENTS AND MAKE RECOMMENDATIONS.

GENERAL MECHANICAL NOTES

1. THIS DRAWING IS SPECIFIC TO A NATURAL GAS EXHAUST LINE, SIZE AND LOCATION OF DUCTS, RESTRICTIONS, AND EQUIPMENT SHALL VARY ON LOCAL CONDITIONS AND CODE REQUIREMENTS.
2. FRESH AIR SUPPLY DUCT SHALL NOT DUCT BACK.
3. EXHAUST DUCT RETURN DUCT SHALL NOT DUCT BACK.
4. ALL WORK SHALL BE PERFORMED BY QUALIFIED MECHANICS UNDER COMPETENT SUPERVISION.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, CURRENTLY LISTED AND BEST PRACTICES OF THE TRADE. WORK SHALL BE INSTALLED IN ACCORDANCE WITH MECHANICAL CODES OF APPLICABLE JURISDICTION AND EQUIPMENT MANUFACTURER.
6. HVAC INSTALLER SHALL BE RESPONSIBLE TO SPECIFY QUANTITY AND REPORT ON DELIVERY AT THE SUPPLY AND RETURN REGISTER TO DETERMINE QUANTITY TO RECORDING FIRM. FAN/OUT.
7. ALL JOINTS AND SEAMS MUST HAVE FRESH/AIR TIGHT AND WATERTIGHT, AND SEALED TO MATCH. SEAL CLASS C PER ASHRAE.
8. ALL JOINTS ON ROUND METAL DUCT TO HAVE FOUR SCREWS, NO SCREWS AHEAD.
9. SUPPLY AIR BRANCH DUCTS SHALL HAVE EXTRACTORS AND VOLUME CHANGES TO ALLOW FOR BALANCING.
10. ALL THROUGHROTS SHALL HAVE LOCKING COVERS.
11. CONTRACTOR TO SUPPLY FILTERS FOR ALL HVAC EQUIPMENT.
12. FINAL LOCATIONS OF ALL EQUIPMENT SHALL BE DETERMINED BY HVAC CONTRACTOR.
13. FINISH ON ALL EXTERIOR GRILLS, LOUVERS, AND MECHANICAL EQUIPMENT SHALL BE APPROVED BY OWNER.
14. GRILLS SHALL BE PROVIDED WITH FRAMES SUITABLE FOR CRUISE TYPE. SHOW ON ARCHITECTURAL DRAWINGS. COORDINATE ACTUAL LOCATION WITH LIGHTING LAYOUT.
15. CONDENSATE DRAIN SHALL BE PER SECTION 20A.8 OF THE LATEST EDITION OF THE STANDARD MECHANICAL CODE.
16. CONTRACTOR TO BE CONTRACTED AND INSTALLED PER SECTION HVAC DUCT CONSTRUCTION STANDARDS METAL AND ALUMINUM. 1800 STANDARD PERMIT HVAC DUCT CONSTRUCTION STANDARDS AND PER SECTION 20.8 OF THE LATEST EDITION OF THE STANDARD MECHANICAL CODE.
17. CONTRACTOR SHALL PROVIDE OWNER OPERATION AND MAINTENANCE MANUALS FOR THE ENTIRE HVAC SYSTEM FOR APHRAE 90/19000 ENERGY CODE SECTION 402.10.1 FROM TO RECORD FIRM. FAN/OUT.

GENERAL CONSTRUCTION NOTES

- 3) ALL INFORMATION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES ADOPTED BY THE AGENCY OF ORIGIN.
- 4) ALL INFORMATION PROVIDED ALL LADDER MATERIALS AND EQUIPMENT FOR A COMPLETE JOB.
- 5) CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO: HORIZONTAL, VERTICAL, DIAGONAL, MATERIALS, ETC. AND REPORT ANY DEFECTS TO THE ARCHITECT.
- IN ADDITION TO THESE PLANS THIS RESPONSE IS TO BE CONSIDERED IN ACCORDANCE WITH THE CURRENT CODE CYCLE. ANY DISCREPANCIES BETWEEN THE PLANS AND THE CODES WHERE DISCREPANCIES APPEAR, CODE SHALL PREVAIL.
- THE SCALE AND DIMENSIONS SHOWN SHALL BE THE SAME AS THE SCALE AND DIMENSIONS SHOWN ON THE SHEET FOR CONSTRUCTION. ANY OTHER SCALE SHALL BE REPORTED TO THE ARCHITECT.

SQUARE FOOTAGE	
GARAGE	848 SQ. FT.
SECOND FLOOR	848 SQ. FT.
TOTAL HEATED	
TOTAL FOOTAGE	



ADU
220 WEST DUFFY STREET
SAVANNAH, GA.

ADU

ADU

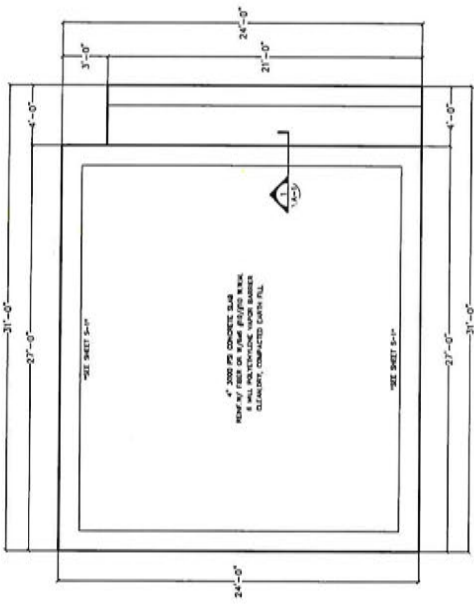
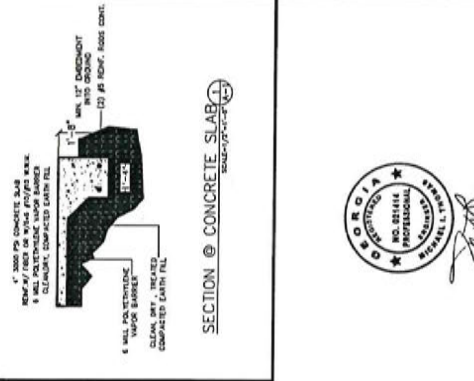
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ADU

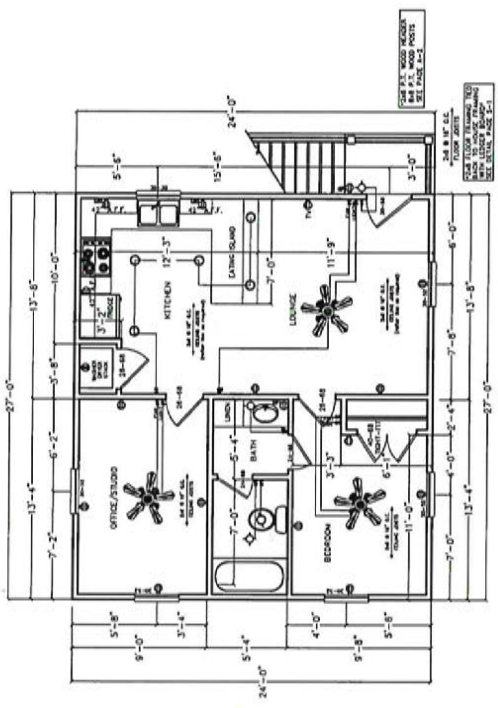
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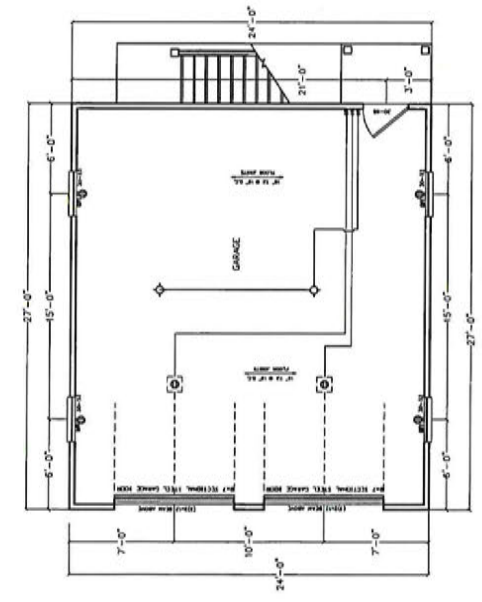
ADU



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



220 WEST DUFFY STREET
SAVANNAH, GA.

ADU

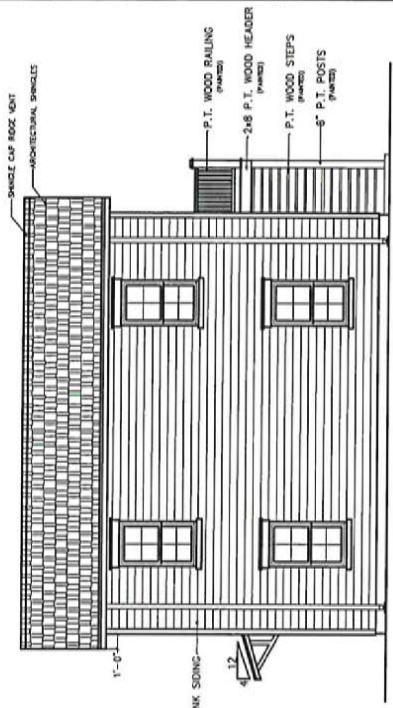
NEW CONSTRUCTION

APPROVED
AUG 2 2023

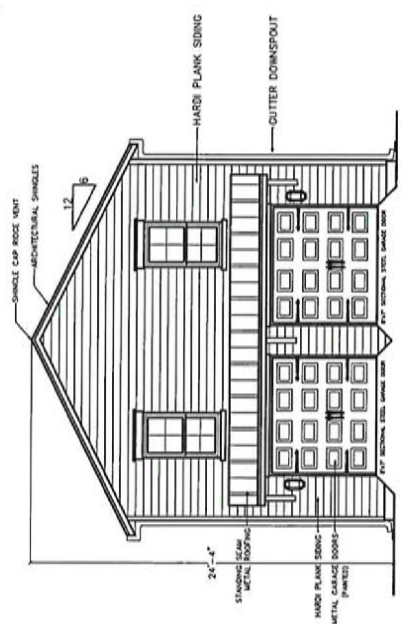
DATE	NOV 2022
AS NOTED	NOV 2022
BY	DA
DATE	NOV 2022
BY	DA

Drawn: 15116
ELEVATIONS

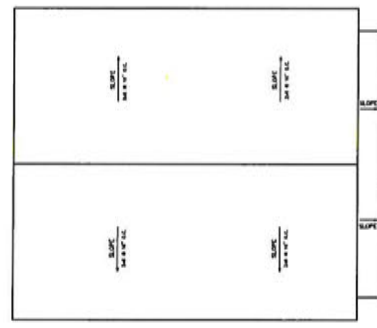
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A-2



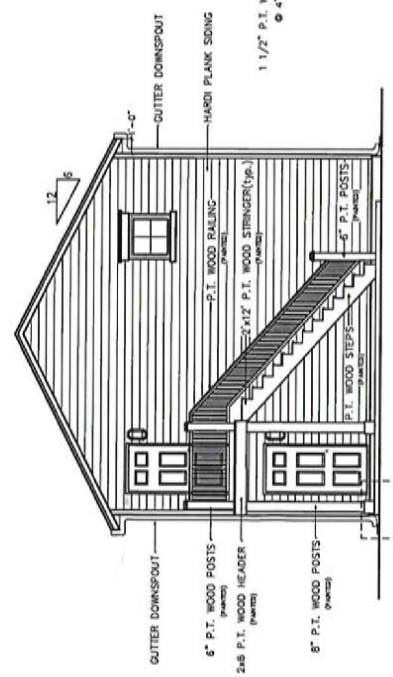
PROPOSED LEFT ELEVATION
SCALE=1/8"=1'-0"



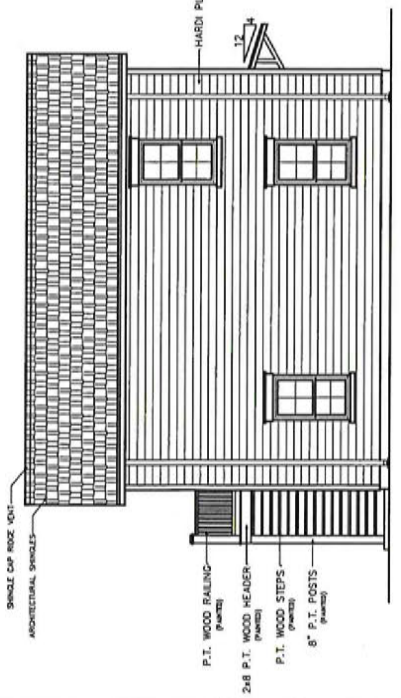
PROPOSED REAR ELEVATION
SCALE=1/8"=1'-0"



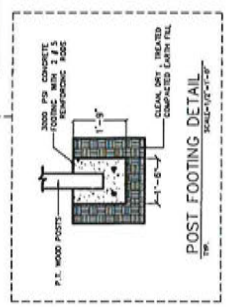
ROOF PLAN
SCALE=3/16"=1'-0"



PROPOSED FRONT ELEVATION
SCALE=1/8"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE=1/8"=1'-0"



POST FOOTING DETAIL
SCALE=1/8"=1'-0"

Type: WD
Kind: WARRANTY DEED
Recorded: 11/5/2025 11:10:00 AM
Fee Amt: \$450.00 Page 1 of 2
Transfer Tax: \$425.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 3824 PG 533 - 534

Prepared by:
McManamy Jackson Hollis, LLC
415 Eisenhower Drive, Ste 1
Savannah, GA 31406
Phone: (912) 691-0943
Fax: (912) 691-0947

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 30th day of October, 2025, by and between

Winter A. Anderson, individually, and as Co-Administrator for the Estate of Clara Lee Lowe aka Clara L. Lowe, AND Van-Buren Heyward, Jr., individually, and as Co-Administrator for the Estate of Clara Lee Lowe aka Clara L. Lowe
(Hereinafter referred to as the "Grantor"), and

312 W 37th LLC, a New York Limited Liability Company
(hereinafter referred to as "Grantee")

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 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 and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

ALL that certain lot, tract or parcel of land situate, lying and being in the City of Savannah, Chatham County, Georgia, known upon the map or plan of said City of Savannah as the Western one-half of Lot Eleven (11), Gue Ward, said Western one-half of Lot Eleven (11), Gue Ward, is bounded on the North by a lane; on the East by the Eastern one-half (1/2) of Lot Eleven (11), said Ward; on the South by Duffy Street; and on the West by Lot Ten (10), said Ward. Said lot was conveyed to Winter A. Anderson and Van-Buren Heyward, Jr. by Gift Deed dated March 7, 2025, recorded in Deed Book 3639, Page 126, in the office of the Clerk of the Superior Court of Chatham County, Georgia. Said map and deed are incorporated herein by reference.

220 W Duffy St., Savannah, GA 31401
PIN #2-0052-16-010

SUBJECT, however, to all valid restrictions, easements and rights of way of record
(hereinafter referred to as the "Property")

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the 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 and entities claiming by, through or under Grantor, but against none other.

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

X *Van-Buren Heyward, Jr.* (SEAL)
Van-Buren Heyward, Jr., Individually, and as Co-
Administrator for the Estate of Clara Lee Lowe aka
Clara L. Lowe

X *Winter A. Anderson* (SEAL)
Winter A. Anderson, Individually, and as Co-
Administrator for the Estate of Clara Lee Lowe aka
Clara L. Lowe

Signed, sealed and delivered before me on
the day and year first above written,
In the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

(NOTARIAL SEAL)



Exp. 9.4.29