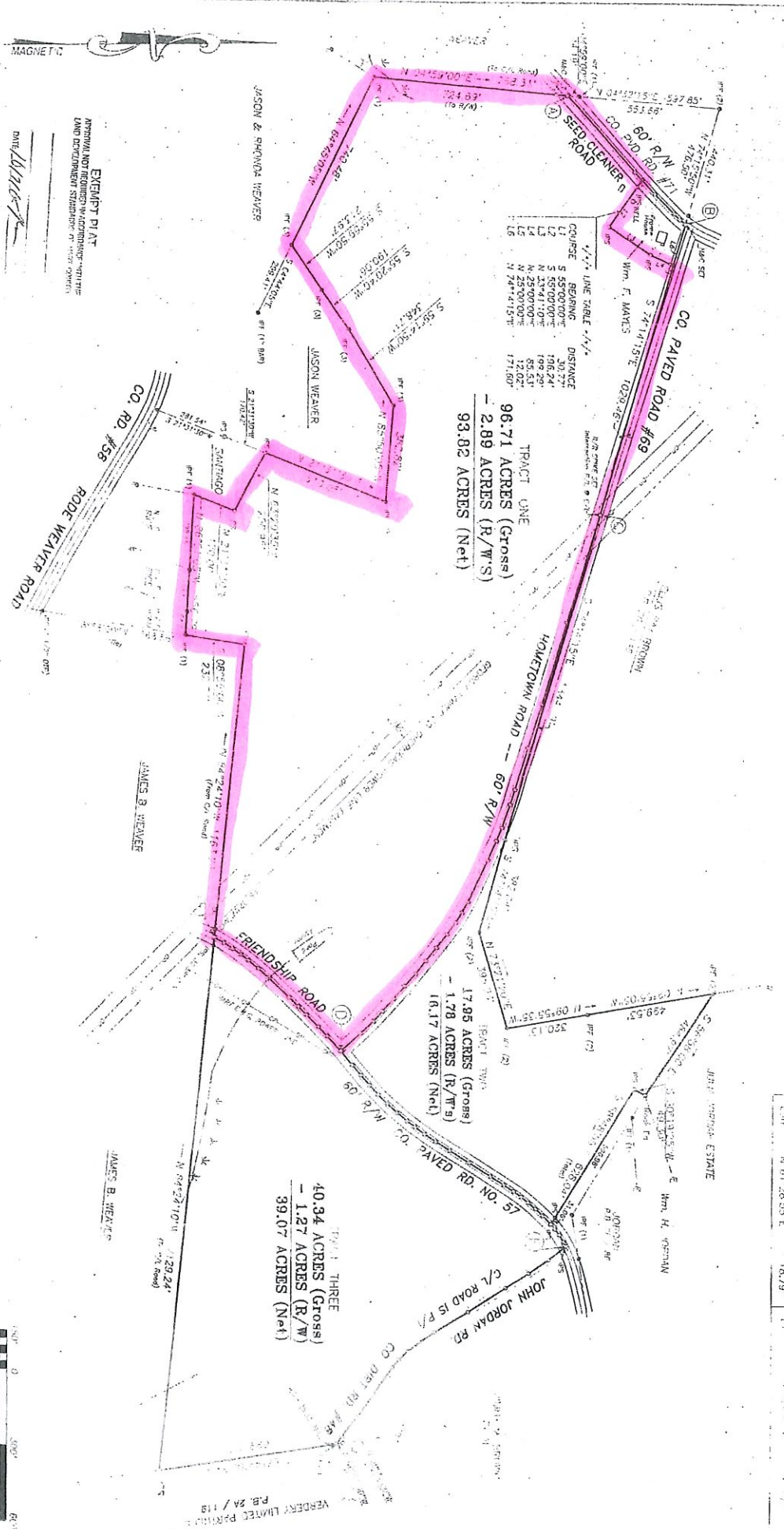


COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L1	S 72°41'30"E	348.67	L11	S 67°22'00"E	47.88	L21	S 45°23'00"E	52.31	L31	N 35°00'59"E	63.97	L41	N 35°00'59"E	63.97
L2	S 72°41'30"E	115.67	L12	S 67°22'00"E	182.82	L22	S 45°23'00"E	52.31	L32	N 35°00'59"E	63.97	L42	N 35°00'59"E	63.97
L3	S 72°41'30"E	102.27	L13	S 67°22'00"E	182.82	L23	S 45°23'00"E	52.31	L33	N 35°00'59"E	63.97	L43	N 35°00'59"E	63.97
L4	S 72°41'30"E	29.00	L14	S 67°22'00"E	182.82	L24	S 45°23'00"E	52.31	L34	N 35°00'59"E	63.97	L44	N 35°00'59"E	63.97
L5	S 72°41'30"E	29.00	L15	S 67°22'00"E	182.82	L25	S 45°23'00"E	52.31	L35	N 35°00'59"E	63.97	L45	N 35°00'59"E	63.97
L6	S 72°41'30"E	29.00	L16	S 67°22'00"E	182.82	L26	S 45°23'00"E	52.31	L36	N 35°00'59"E	63.97	L46	N 35°00'59"E	63.97
L7	S 72°41'30"E	29.00	L17	S 67°22'00"E	182.82	L27	S 45°23'00"E	52.31	L37	N 35°00'59"E	63.97	L47	N 35°00'59"E	63.97
L8	S 72°41'30"E	29.00	L18	S 67°22'00"E	182.82	L28	S 45°23'00"E	52.31	L38	N 35°00'59"E	63.97	L48	N 35°00'59"E	63.97
L9	S 72°41'30"E	29.00	L19	S 67°22'00"E	182.82	L29	S 45°23'00"E	52.31	L39	N 35°00'59"E	63.97	L49	N 35°00'59"E	63.97
L10	S 72°41'30"E	29.00	L20	S 67°22'00"E	182.82	L30	S 45°23'00"E	52.31	L40	N 35°00'59"E	63.97	L50	N 35°00'59"E	63.97



EXEMPT PART
 APPROVAL NOT REQUIRED FOR THIS PORTION OF THE LAND DESCRIBED IN THIS INSTRUMENT.

DATE: 10/11/2006

NOTES:
 1) SURVEY IS VALID ONLY IF FRONT WAS 100.00 FT.
 2) SURVEY AND SHORING OF SURVEYOR
 3) INDEPENDENT SEARCH FOR ENCUMBRANCES, RECORDS, ENCUMBRANCES, RESERVATIONS, EASEMENTS, RIGHTS OF WAY, OR ANY OTHER FACTS THAT MAY AFFECT TITLE OR INTEREST IN THE LAND DESCRIBED IN THIS INSTRUMENT HAS BEEN MADE.
 4) TOTAL AREA = 155.00 ACRES (GROSS)

BAUKNIGHT & ASSOCIATES, INC.
 SURVEYORS
 8/1/06
 DATE: SEPTEMBER 01, 2006
 SCALE: 1" = 300'
 STATE: GEORGIA
 PARTY CHIEF: RJA
 DRAWN BY: WSE



Hart County, Georgia
Real Estate Transfer Tax
Paid \$ none
Date 10/19/92
Joanne T. Martin
Chief Deputy Clerk of Superior Court



WARRANTY DEED

STATE OF G.E.O.R.G.I.A.
COUNTY OF H.A.R.T.

THIS INDENTURE, Made this 23rd day of July in the Year of Our Lord One Thousand Nine Hundred and Ninety-two, between MRS. JOHN E. MAYES, who is the same person as LIZZIE MAE C. MAYES, of the State of Georgia and County of Hart of the first part, and JAMES E. MAYES of Hart County, Georgia, and WILLIAM F. MAYES of the State of Georgia and County of Fulton of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of LOVE AND AFFECTION SHE HAS FOR HER SONS, THE GRANTEES HEREIN, Dollars. In hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in the 1118th District, G. M., Hart County, Georgia, containing ONE HUNDRED NINETY (190) ACRES, more or less, and being bounded substantially as follows: on the Northwest by County Paved Road No. 71, property of Peggy W. Lawrence and Patsy W. McGee, the 1.055 acre tract being retained by the grantor herein named, property of Ellis Ray Brown, property of Charlie Howard Sanders, and property of John E. I. Jordan and Thomas Jordan; on the Northeast by property of Ellis Ray Brown, property of William H. and Ina M. Jordan, the 1.055 acre tract retained by grantor, County Road No. 59, and property of John E. I. Jordan and Thomas Jordan; on the East by property of John E. I. Jordan and Thomas Jordan, and property of Curtis O. Temples and George Crowe; and on the Southwest by property of Jerry R. and Judy Ann Mosier, property of William Guy Crowe, property of James E. Mayes, property of Jack R. and Eileen P. Brown, property of Joe F. and Winona Weaver and property of James B. Weaver.

The 1.055 acre tract of land being retained by the grantor herein named is shown on a plat made by Dean H. Teasley, Registered Land Surveyor, dated May 2, 1992, and recorded in Plat Book 28, at page 104, Clerk's Office, Hart County, Georgia, which plat and the recordation thereof is by reference incorporated herein in aid of the description of said 1.055 acre tract.

This tract of land is a portion of that property which was set apart to Mrs. John E. Mayes and Bill Mayes, who is the same person as William F. Mayes, out of the Estate of John E. Mayes, deceased, as shown by Year's Support Book "F", at page 30, Probate Court of Hart County, Georgia, and said property was conveyed by Warranty Deed from William F. Mayes to Mrs. John E. Mayes, who is the same person as Lizzie Mae C. Mayes, dated December 23rd, 1971, recorded in Deed Book 110, at pages 259-260, Clerk's Office, Hart County, Georgia.

Recorded: October 19, 1992
Joanne T. Martin, Chief Deputy Clerk

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 any wise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs, and assigns, for ever, in Fee Simple.

And the said party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial witness
Eugene T. Cleveland
Notary Public, Hart County, Georgia
My Commission Expires Feb. 24, 1993.

Mrs. John E. Mayes (Seal)
Mrs. John E. Mayes, who is the same person as Lizzie Mae C. Mayes. (Seal)



SELLER'S PROPERTY DISCLOSURE STATEMENT (LOT/LAND) EXHIBIT " _____ "



2017 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for Property known as or located at: _____ 93.82 acres Seed Cleaner Rd and Hometown Rd, Hartwell Georgia 30643

This Statement contains Seller's disclosures to Buyer regarding the present condition of the Property, certain past repairs and the history of the Property.

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS DISCLOSURE STATEMENT. In completing this Disclosure Statement, Seller agrees to:

- (1) answer all questions in reference to the Property (which, unless otherwise noted, shall include the improvements thereon);
(2) leave no question unanswered;
(3) answer all questions fully and accurately based upon the best knowledge and belief of all Sellers in the Lot/Land Purchase and Sale Agreement;
(4) fully explain in the Additional Explanations paragraph any questions to which the answer is "yes" or "don't know" referencing the number of the question for which the additional explanation is being given; and
(5) promptly revise the Statement and provide a copy of the same to the Buyer and any Broker involved in the transaction if prior to closing there are any material changes in the answers to any of the questions.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. The answers of Seller below should not be a substitute for Buyer conducting a careful, independent evaluation of the Property. Caveat emptor or buyer beware is the law in Georgia. Buyer is expected to use reasonable care to identify defects in the Property and satisfy herself or himself that the Property is suitable for Buyer's needs and purposes. If an independent evaluation of the Property reveals potential problems or areas of concern that would cause a reasonable buyer to investigate further, Buyer may not have legal recourse if Buyer fails to investigate further.

C. DISCLOSURES.

1. OCCUPANCY: (a) Is the Property vacant? (b) Is the Property or any portion thereof leased?
2. COVENANTS, FEES AND ASSESSMENTS: (a) Is the Property subject to a recorded Declaration of Covenants, Conditions and Restrictions ("CC&Rs") or other similar restrictions? (b) Is the Property part of a condominium or community in which there is a homeowners' association?
3. THE PROPERTY: (a) How many acres are in Property? (b) What is the current zoning of Property? (c) Will conveyance of Property exclude any mineral, oil and timber rights? (d) Are there any governmental allotments committed? (e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?
4. SOIL, TREES, SHRUBS AND BOUNDARIES: (a) Is there any fill dirt on Property? (b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)? (c) Is there now or has there ever been any visible soil settlement or movement? (d) Is any part of Property located in a 100 year Special Flood Hazard Area where there is at least a 1% chance of a flood in any given year? (e) Are there any drainage or flooding problems on Property? (f) Are there any diseased or dead trees? (g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?

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Yes No Don't Know

5. TOXIC SUBSTANCES:

- (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? Yes No Don't Know
- (b) Has Property ever been tested for radon or any other environmental contaminants? Yes No Don't Know

6. OTHER MATTERS:

- (a) Have there been any inspections in the past year?
If yes, by whom and of what type? _____ Yes No Don't Know
- (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? Yes No Don't Know
- (c) Have you received notices by governmental or quasi-governmental agency affecting Property? Yes No Don't Know
- (d) Are there any existing or threatened legal actions affecting Property? Yes No Don't Know
- (e) Is there any system or item on Property which is leased or which has a fee associated with its use? Yes No Don't Know
- (f) Are there any private or undedicated roadways for which owner may have financial responsibility? Yes No Don't Know
- (g) If Property is served by well water, is the well on Property? Yes No Don't Know
- (h) Has the Property been enrolled in a Conservation Use Program?
If yes, when was the Property enrolled? _____ Yes No Don't Know
- (i) Are there any other latent or hidden defects that have not otherwise been disclosed? Yes No Don't Know

7. AGRICULTURAL DISCLOSURE:

Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No Don't Know

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

8. UTILITIES:

Seller warrants that the following utilities serve Property. (The term "serve" shall mean: the indicated utilities and services are available and functional at the property line.) Check (✓) only those utilities below that are included in the sale of Property. [The utilities listed below that are not checked do not serve Property.]

- Electricity Public Sewer
- Natural Gas Public Water
- Telephone Private/Well Water
- Cable Television Shared Well Water
- Garbage Collection Other _____

9. ADDITIONAL EXPLANATIONS FOR ALL QUESTIONS ANSWERED "YES": [Explanations should reference the number of the question for which more detailed information is being provided.]

Additional pages are or are not attached.

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SELLER'S REPRESENTATION REGARDING SELLER'S LOT/LAND PROPERTY DISCLOSURE STATEMENT:

Seller represents that Seller has followed the Instructions to Seller in Completing This Disclosure Statement set forth in Paragraph A above and will follow the same in updating this Disclosure Statement as needed from time to time.

Seller: William F. Mayes

Date: _____

Seller: Drenda B. Mayes

Date: _____

Additional Signature Page is is not attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

Buyer acknowledges the receipt of this Seller's Lot/Land Property Disclosure Statement.

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Additional Signature Page is is not attached.

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