



FORT REALTY

LEAD-BASED PAINT EXHIBIT " _____ "



2018 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale or lease of that certain Property known as: 122 W Frankin St, Hartwell, Georgia 30643

1. Purchase and Sale or Lease Transaction Lead Warning Statement.

Every purchaser or tenant of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller or Landlord of any interest in residential real property is required to provide the Buyer or Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Seller's or Landlord's possession and notify the Buyer or Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's/Landlord's Disclosure.

Initials of Seller / Landlord

A. Presence of lead-based paint and/or lead paint hazard [check one below]:

[] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

[X] Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

B. Records and Reports available to the Seller/Landlord [check one below]:

[] Seller/Landlord has provided the Buyer/Tenant with all the available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list document below):

[X] Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Buyer's/Tenant's Acknowledgment.

Initials of Buyer / Tenant

A. Buyer/Tenant has received copies of all information, if any, listed above.

B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home".

C. Buyer/Tenant has [check one below]:

[] Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Broker's Acknowledgment.

Initials of Broker or Licensee of Broker

Broker has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

5. Certification of Accuracy.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

1 Buyer/Tenant Signature _____ Date _____

2 Buyer/Tenant Signature _____ Date _____

Additional Signature Page (F149/F150) [] is [] is not attached.

Selling/Leasing Broker _____ Date _____

1 Seller/Landlord Signature _____ Date 3/14/18

Thaddeus Keith Cheek

2 Seller/Landlord Signature _____ Date 3/14/18

Corine Tara Cheek

Additional Signature Page (F149/F150) [] is [] is not attached.

Listing Broker _____ Date _____

Coldwell Banker Fort Realty

NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Jeanna Foley IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.

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After Recording, return to: Malcom & Townsend, P. C., Attorneys at Law, P. O. Box 861, Hartwell, GA 30643 (706) 376-6500

Warranty Deed

RECORDED
311
4/24/98
676 (WITH RIGHT OF SURVIVORSHIP)
GEORGIA, HART COUNTY

FILED IN OFFICE
HART SUPERIOR COURT
98 APR 24 PM 2 46
DEPUTY CLERK
Pennington

THIS INDENTURE, made this 13th day of April in the Year of Our Lord One Thousand Nine Hundred Ninety-Eight between Mark Landrum Thornton and Marjorie Cook Thornton, of the State of Georgia and County of Hart as parties of the First Part, and Thaddeus Keith Check and Corine Tara Check of the State of Georgia, County of Hart as parties of the Second Part.

WITNESSETH: that the said parties of the First Part, for and in consideration of the sum of One Dollar and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents do grant, bargain, sell and convey unto the said parties of the Second Part as joint tenants with right of survivorship, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following property:

All that lot or parcel of land, together with all improvements thereon, situate, lying and being in the City of Hartwell, 1112th District, G.M., Hart County, Georgia, containing 0.043 of an acre, more or less, and more particularly shown on a Plat entitled: "Survey for Thaddeus Keith Check and Corine Tara Check" by Dean H. Teasley, Surveyor, dated March 31, 1998, recorded at Plat Book 31, Page 404, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat is hereby incorporated into this description by reference and made a part hereof, and being a portion of the property conveyed to Mark Landrum Thornton and Marjorie Cook Thornton by Charles B. Kidd and Mary Eleanor Kidd by Warranty Deed dated November 12, 1996, recorded at Deed Book 289, Page 514, said Clerk's Office.

Also conveyed herein is the right to drain rain water from the roof of the building on the former A.F. Bell lot, as conveyed to A.F. Bell by Warranty Deed dated August 11, 1936, upon and over the property adjoining the A.F. Bell Lot to the North, as described in a Warranty Deed from Mrs. Gertrude I. Satterfield to A.F. Bell, dated August 11, 1936, recorded at Deed Book 39, Page 453, in the Office of the Clerk of Superior Court of Hart County, Georgia.

Also conveyed herein is Grantors' interest in a common wall running along the westerly property line of subject property.

Also conveyed herein is Party Wall rights, including an easement in the common wall which forms the westerly property line of subject property.

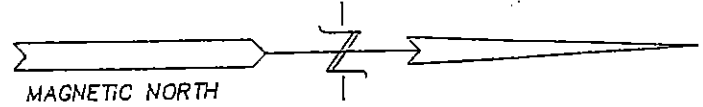
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of the said parties of the Second Part, as joint tenants with right of survivorship, for and during their joint lives and, upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID parties of the First Part their Heirs, executors and administrators will warrant and forever defend

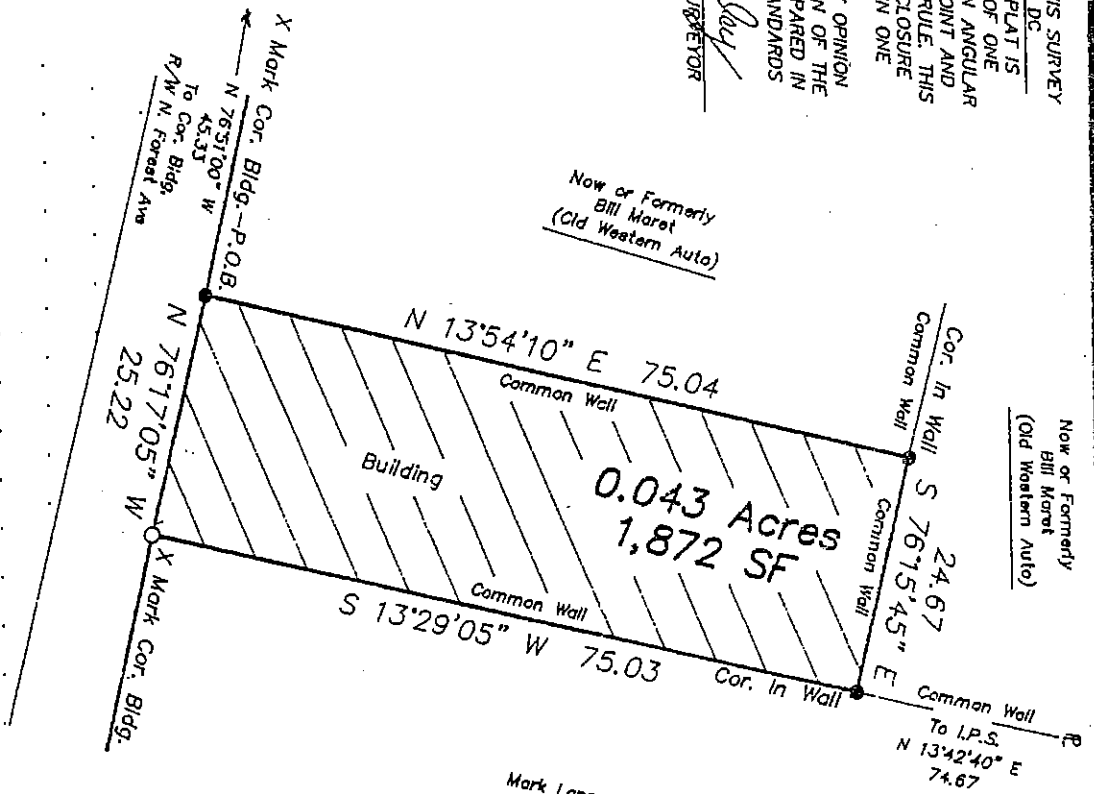
THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TOBECON GTS 3G & HP48GX DC. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 2 SEC. PER ANGLE POINT AND WAS ADJUSTED USING NO RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

John R. Bradley
 Ch. & S.C. REGISTERED LAND SURVEYOR



East Franklin Street
 80° R/W



Now or Formerly
 Bill Maret
 (Old Western Auto)

Now or Formerly
 Bill Maret
 (Old Western Auto)

Mark Lanny Thornton &
 Marjorie C. Thornton
 (Thornton Appliance)