

STATE OF GEORGIA,
COUNTY OF HART.

WARRANTY DEED

**NO TITLE SEARCH MADE BY
PREPARER OF THIS INSTRUMENT**

This Indenture made this 8th day of **February**, in the year of Our Lord **one thousand nine hundred ninety-five**, between **Phyllis A. Bailey** of the County of Hart, and State of Georgia, and **Amelia M. Williford** of the County of Madison, and State of Georgia, as party or parties of the first part, hereinafter called GRANTOR, and **Sylvia G. Carter** of the County of Madison, and State of Georgia as party or parties of the second part, whose mailing address is **Route 2, Box 2022, Danielsville, Georgia 30633** hereinafter called GRANTEE (the words "GRANTOR" and "GRANTEE" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, That said Grantor, for and in consideration of the natural love and affection of Grantors herein for Grantees herein, being Grantor Amelia M. Williford's daughter, and sum of ONE (\$1.00) DOLLAR in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency 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 the following described property, to-wit:

ALL that tract or parcel of land, with improvements thereon, situated in the 1113th Georgia Militia District of Hart County, Georgia, containing 10.94 acres, more or less, and being bounded now or formerly substantially as follows: Northeast and West by lands of Hilley; North by the 60-foot wide right of way of County Paved Road 99, and by lands of Pearl Mize; East by lands of Kim B. Barker; South by the centerline of a creek, as the same meanders, separating the lands herein described from lands of Charles E. Bond; and Southwest by the 60-foot wide right of way of County Paved Road 108 (Omer Bond Road); and being more particularly shown and delineated on a plat of a survey prepared for Sylvia Carter by Bauknight & Associates, Registered Land Surveyors, dated October 26, 1994, recorded in Plat Book 30, Page 62, in the Office of the Clerk of the Superior Court of Hart County, Georgia.

This deed is made and said property conveyed subject to that watershed lake encroaching along the Southern side of the above described property, as shown on the aforementioned plat.


The above property is the same as Parcel Five described in a Deed of Assent from Amelia M. Williford as Executrix of the Last Will and Testament of Roy W. Mize, a/k/a Roy William Mize, deceased to Phyllis A. Bailey and Amelia M. Williford, dated February 8, 1995, recorded in Deed Book 267, Pages 456 - 458, Hart County, Georgia Records; and by reference, said plat and said deed are specifically incorporated herein and made a part of this description and conveyance.

TO HAVE AND TO HOLD the above described property, 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 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 whomsoever.

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

Signed, sealed and delivered in the presence of:

Patricia B. Cantrell
Unofficial Witness
[Signature]
Notary Public, Hart County,
State of Georgia
My Commission Expires: 7-25-97
Date Notarized: 2-8-95
(NOTARY SEAL)


Phyllis A. Bailey (SEAL)
Phyllis A. Bailey

Amelia M. Williford (SEAL)
Amelia M. Williford

CLERK OF SUPERIOR COURT
FOR RECORD February 9th
1995 at 11:20 O'CLOCK A.M.
RECORDED February 9th 1995
BOOK NO. 267 PAGE 462
Jessica Brown
(DEPUTY) CLERK

DEPUTY CLERK
Jessica Brown
35 FEB 9 AM 1
FILED IN OFFICE
HART SUPERIOR C



FORT REALTY

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



2018 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: Royston
10.94 Omer Bond Rd, Hartwell GA Georgia GA

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.

	Yes	No	Don't Know
1. OCCUPANCY:			
(a) Is the Property vacant? If yes, how long has it been since Seller occupied the Property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a homeowners' association? [IF YES, SELLER IS INSTRUCTED TO ADDITIONALLY FILL OUT AND PROVIDE TO BUYER A COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT, GAR FORM 123].	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>10.94</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) What is the current zoning of Property? <u>unrestricted</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Are there any governmental allotments committed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Have any licenses or usage permits been granted for, but not limited to, crops, minerals, hunting, water, grazing or timber?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. SOIL, TREES, SHRUBS AND BOUNDARIES:			
(a) Is there any fill dirt on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Are there any drainage or flooding problems on Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Are there any diseased or dead trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Sherry Wheeler 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.

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

6. OTHER MATTERS:			
(a) Have there been any inspections in the past year? If yes, by whom and of what type? _____	___	/	___
(b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property?	___	/	___
(c) Have you received notices by governmental or quasi-governmental agency affecting Property?	___	/	___
(d) Are there any existing or threatened legal actions affecting Property?	___	/	___
(e) Is there any system or item on Property which is leased or which has a fee associated with its use?	___	/	___
(f) Are there any private or undedicated roadways for which owner may have financial responsibility?	___	/	___
(g) If Property is served by well water, is the well on Property? <u>N/A</u>	___	/	___
(h) Has the Property been enrolled in a Conservation Use Program? If yes, when was the Property enrolled? _____	___	/	___
(i) Are there any other latent or hidden defects that have not otherwise been disclosed?	___	/	___

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? _____ /

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.]

<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Public Sewer
<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Public Water
<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Private/Well Water
<input type="checkbox"/> Cable Television	<input type="checkbox"/> Shared Well Water
<input type="checkbox"/> Garbage Collection	<input type="checkbox"/> 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.

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: Sylvia Carter

Date: 6-7-2018

Seller: _____

Date: _____

Additional Signature Page (F149) is is not attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

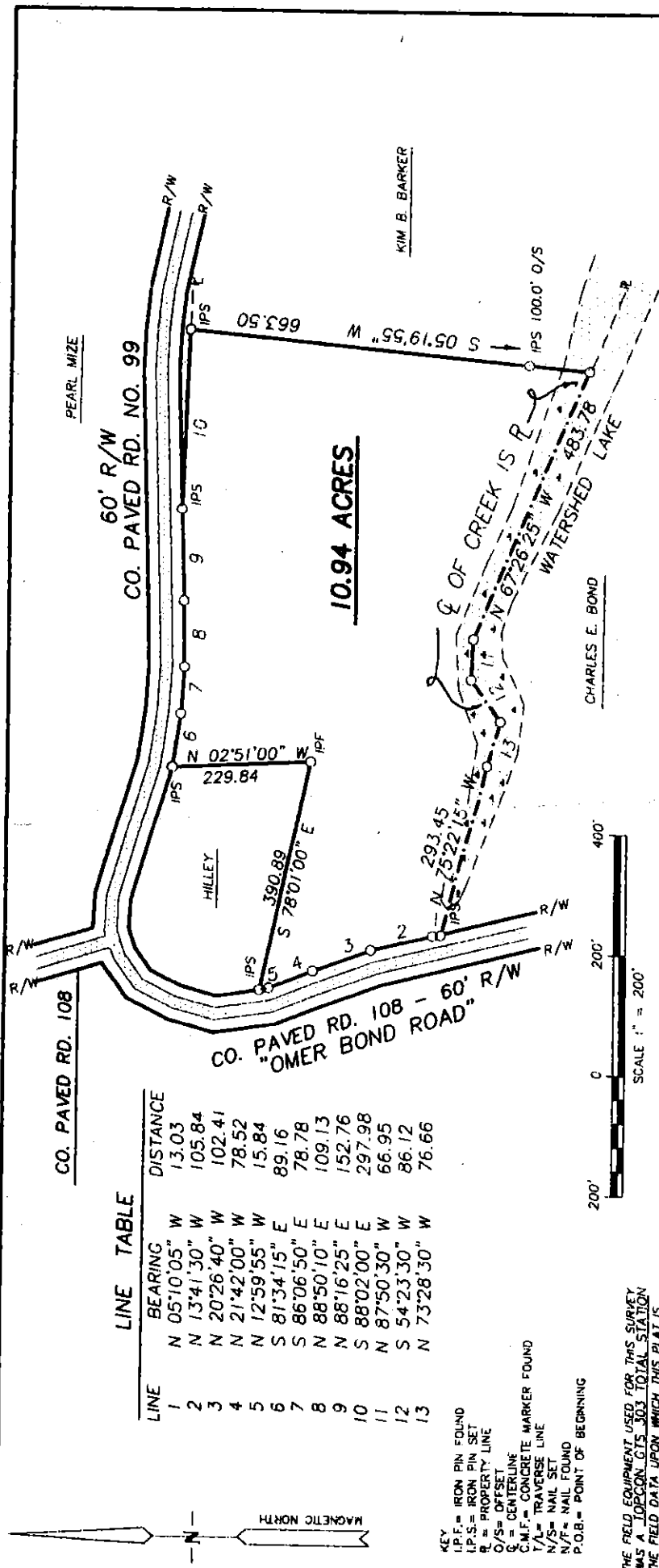
Buyer: _____

Date: _____

Buyer: _____

Date: _____

Additional Signature Page (F149) is is not attached.



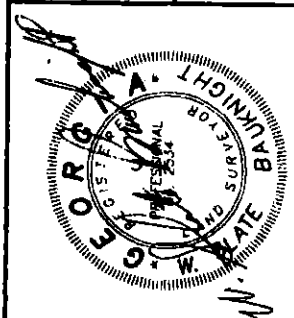
LINE	BEARING	DISTANCE
1	N 05°10'05" W	13.03
2	N 13°41'30" W	105.84
3	N 20°26'40" W	102.41
4	N 21°42'00" W	78.52
5	N 12°59'55" W	15.84
6	S 81°34'15" E	89.16
7	S 86°06'50" E	78.78
8	N 88°50'10" E	109.13
9	N 88°16'25" E	152.76
10	S 88°02'00" E	297.98
11	N 87°50'30" W	66.95
12	S 54°23'30" W	86.12
13	N 73°28'30" W	76.66

- KEY
- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- R. = PROPERTY LINE
- O/S = OFFSET
- C. = CENTERLINE
- C.M.F. = CONCRETE MARKER FOUND
- T/L = TRAVERSE LINE
- N/S = NAIL SET
- N/F = NAIL FOUND
- P.O.B. = POINT OF BEGINNING

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A JOPLIN G.S. 303 TOTAL STATION BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGLE 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 172,896 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.

W. Slate Bauknight
 W. SLATE BAUKNIGHT
 GEORGIA REG. LAND SURVEYOR # 2534



SURVEY FOR: SYLVIA CARTER

COUNTY: HART GMD: 1113 STATE: GEORGIA

DATE: OCTOBER 26, 1994 SCALE: 1" = 200' DRAWN BY: D.I.F.

SURVEYED BY: BAUKNIGHT & ASSOCIATES, LAND SURVEYING
 W. SLATE BAUKNIGHT - GA. RLS # 2534
 RT. 1 BOX 63 CANON, GEORGIA 30520

APPROVED BY: W.S.B.
 DRAWING NUMBER: SYLVIA-PLT D16
 FIELD BOOK: 22/9

LOCATION MAP: [Map showing site location]