

STEPHENS COUNTY
CLERK OF COURT
TIMOTHY D. QUICK, CLERK
BOOK 1149 PAGE 90-105

2018 MAY -3 AM 11: 52

STEPHENS COUNTY GEORGIA
REAL ESTATE TRANSFER TAX

PAID \$ 0
DATE 5-3-18
NUMBER 127-2018-000399
Timothy D. Quick
CLERK SUPERIOR COURT

Aldridge Pite, LLP
15 Piedmont Center
3575 Piedmont Road, N.E.
Suite 500
Atlanta, GA 30305

NOTE TO CLERK: Cross reference to that
Security Deed recorded at Deed Book 814,
Page 153, Stephens County, GA.

STATE OF Florida

COUNTY OF Palm Beach

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective on **4/3/2018** between **Ocwen Loan Servicing, LLC**, Grantor,
and **Federal Home Loan Mortgage Corporation**, Grantee:

WITNESSETH THAT:

The said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other 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 Grantee, his successors and assigns, the following described property:

Tax ID Number: 065A-00-001

Land situated in the County of Stephens in the State of GA

All that tract or parcel of land together with improvements thereon, lying and being in the 215th G.M., Stephens County, Georgia, being show and designated as Lot No. 12 of the property of Circle East, and having such areas, courses, dimensions, directions, distances, metes, shapes and bounds as shown by plat made by Clelland A. Tyson, dated May 27, 1975, recorded in Plat Records No. 8, page 204, records of Stephens County, Georgia, to which reference is made and the Description and record thereof incorporated herein as a part of this description by reference thereto.

Commonly known as: 169 Shawnee Trail, Toccoa, GA 30577 f/k/a 155 Currahee Trail,
Toccoa, GA 30577

TO HAVE AND TO HOLD the said property hereinabove described, together with all and singular the rights, members and appurtenances thereunto appertaining to the only proper use, benefit and behoof of the said Grantee, his successors and assigns, in FEE SIMPLE; and the said Grantor specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, Grantor as Attorney in Fact for Borrower has caused this Instrument to be executed in its corporate name by its duly authorized corporate signors and its corporate seal affixed, and has caused this instrument to be made effective on the date first above written.

Ocwen Loan Servicing, LLC

Signed, sealed and delivered this 25th day of April, 2018 in the presence of:

By: [Signature] 4/25/18

Name: Kerry Born

Title: Contract Management Coordinator

[Signature]
Witness

Brian Ader
Print Witness Name

By: [Signature] 4/25/18

Name: Tasha Santora

Title: Contract Management Coordinator

WITNESS:

STATE OF Florida

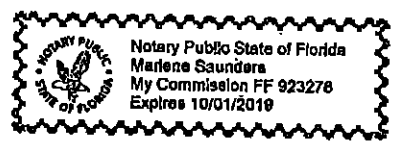
COUNTY OF Palm Beach

On 4/25/18 before me, Marlene Saunders, a Notary Public in and for Palm Beach County in the

State of Florida personally appeared Kerry Born and Tasha Santora

personally known to me (or proved to me on the basis of satisfactory evidence), and executed the foregoing instrument in his/her/their authorized capacity in my presence.

WITNESS my hand and official seal,
[Signature]
Marlene Saunders



Notary Expires:



Total REO, LLC

118 Scogin Road
Colbert, Ga 30628
(706)255-2497
License #BT-0090425

7/3/18


To Whom It May Concern,

An HVAC inspection and service was performed on the above date at 169 Shawnee Trail, Toccoa, Ga. The system is in good working order. Coils were cleaned and filters changed. 2 pounds of Freon added to system.

Please feel free to call with any questions.

*Outside units model numbers: Trane 2TWR2024A1000AB, 2TWR2060A1000AB

*Inside unit: Trane TW0026A140B1


Authentisign
7/3/2018 9:33 AM EDT

Sincerely,
Scott Coile
President
Total REO, LLC



Total REO, LLC

118 Scogin Road
Colbert, Ga 30628
(706)255-2497
License #BT-0090425

7/1/18

To Whom It May Concern,

A roof inspection was performed on the above date at 169 Shawnee Trail, Toccoa, Ga

- Condition- good
- Decking- standard plywood
- Shingles- 2 layers of asphalt shingles
- Chimney and vent stacks need to be resealed or replaced. Obvious openings to attic. Appears to be previous leak damage from these areas.
- Valleys are satisfactory
- Ridges caps and drip edges are in good condition
- Decking has no visible damage from attic view.
- Gutters are full of dirt and storm debris. This needs to be removed.
- 3 different trees have branches growing into side of roof. These need to be removed.

The remaining estimated life of the roof is 20 years+ with satisfactory repairs to chimney and vent stacks.

Please feel free to call with any questions.


Authentisign

7/1/2018 9:59:44 AM EDT

Sincerely,
Scott Coile
President
Total REO, LLC

Onsite Wastewater System Report

Homeowners:

Home Steps

Age of Property

30+

Date of inspection:

7-31-18

Occupied: Yes (No)

169 Shawnee Trail
Toccoa GA

Are there any state or local requirements regarding the evaluation/inspection of a septic system? Yes No
Does this evaluation/inspection meet the requirements of state and local agencies? Yes No N/A

SECTION 1

Location of the system: East West North South

Was water run into the system for 30 minutes? Yes No

Does the septic tank have a visible riser? Yes No

Estimated size of tank: 1000 gallons

What is the separation between a well and septic? n/a

Does the separation of the well and septic meet local requirements? Yes No N/A

SECTION 2

Any evidence of malfunction? Yes No (Please check all observed conditions)

- Wet areas Unusual green/fresh vegetation
Liquid discharges to surface Discharge pipe of unknown origin
Localized surface settling Other (Describe below)

Based on a visual evaluation only—is system working properly? Yes No

If tank is being opened and pumped please answer the following questions:

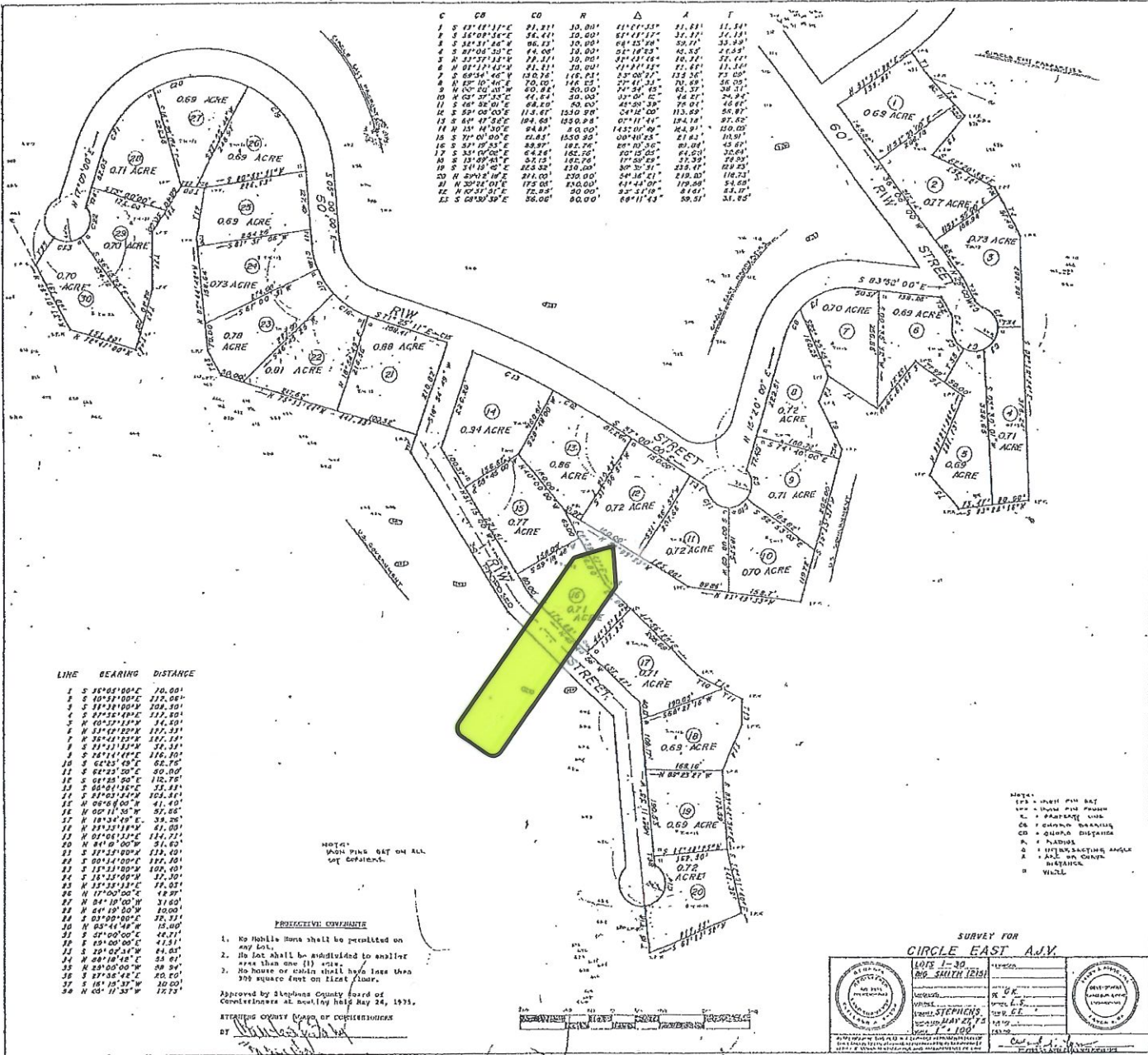
- Septic tank material: Concrete Fiberglass Other
Liquid level in tank: Normal Below Normal Above Normal
Access openings in tank: One Two Three None
Number of risers: One Two Three None
Condition of baffles and/or tee:
Inlet baffle or "T": Present and Functional Not Functional none present Not Visual
Outlet baffle or "T": Present and Functional Not Functional None present Not Visual
Tank was pumped? Yes No (if no please explain below)
System working properly? Yes No (if no please explain below)

Additional comments/repairs needed:

Septic systems are self-contained, therefore, it is impossible to determine their overall condition. Also, when no water is entering the field lines, i.e., if the house is vacant, a determination of their status is difficult. No prediction can be made as to when or if a system might fail. This report comments on the workability of the system on the day of the inspection only, and is in no way intended to be a warranty. Workability can be altered by factors such as excessive rainfall, heavy water usage, faulty plumbing, neglect or physical damage to the system. All tanks require pumping maintenance.

Inspected by: [Signature] Date: 7-31-18

Sellers Environmental
(706) 255-2497



C	CB	CO	R	Δ	A	T
1	S 12°11'11"E	21.21	30.00	11°11'25"	11.21	11.54
2	S 12°10'36"E	26.21	30.00	11°11'17"	11.21	11.54
3	S 12°10'40"E	26.21	30.00	11°11'17"	11.21	11.54
4	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
5	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
6	N 88°11'45"W	21.21	30.00	11°11'17"	11.21	11.54
7	S 88°14'45"W	13.07	15.23	33°00'27"	13.26	13.50
8	N 88°10'40"E	7.00	16.23	77°01'31"	10.00	10.00
9	N 88°10'40"E	7.00	16.23	77°01'31"	10.00	10.00
10	N 88°10'40"E	7.00	16.23	77°01'31"	10.00	10.00
11	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
12	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
13	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
14	N 12°11'30"E	24.21	30.00	145°01'40"	24.21	24.21
15	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
16	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
17	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
18	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
19	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54
20	N 88°10'40"E	7.00	16.23	77°01'31"	10.00	10.00
21	N 88°10'40"E	7.00	16.23	77°01'31"	10.00	10.00
22	N 88°10'40"E	7.00	16.23	77°01'31"	10.00	10.00
23	S 12°10'33"E	26.21	30.00	11°11'17"	11.21	11.54

LINE	BEARING	DISTANCE
1	S 12°10'33"E	26.21
2	S 12°10'33"E	26.21
3	S 12°10'33"E	26.21
4	S 12°10'33"E	26.21
5	S 12°10'33"E	26.21
6	N 88°11'45"W	21.21
7	N 88°11'45"W	21.21
8	N 88°11'45"W	21.21
9	N 88°11'45"W	21.21
10	S 12°10'33"E	26.21
11	S 12°10'33"E	26.21
12	S 12°10'33"E	26.21
13	S 12°10'33"E	26.21
14	N 12°11'30"E	24.21
15	S 12°10'33"E	26.21
16	S 12°10'33"E	26.21
17	S 12°10'33"E	26.21
18	S 12°10'33"E	26.21
19	S 12°10'33"E	26.21
20	N 88°10'40"E	7.00
21	N 88°10'40"E	7.00
22	N 88°10'40"E	7.00
23	S 12°10'33"E	26.21
24	S 12°10'33"E	26.21
25	S 12°10'33"E	26.21
26	S 12°10'33"E	26.21
27	S 12°10'33"E	26.21
28	S 12°10'33"E	26.21
29	S 12°10'33"E	26.21
30	S 12°10'33"E	26.21
31	S 12°10'33"E	26.21
32	S 12°10'33"E	26.21
33	S 12°10'33"E	26.21
34	S 12°10'33"E	26.21
35	S 12°10'33"E	26.21
36	S 12°10'33"E	26.21
37	S 12°10'33"E	26.21
38	S 12°10'33"E	26.21

NOTE: THIS PLAN SET ON ALL OF COURTESY.

PROFESSIONAL COMMENT

1. No Mobile Home shall be permitted on any lot.
2. No lot shall be subdivided to smaller area than one (1) acre.
3. No house or cabin shall have less than 300 square feet on lot area.

Approved by Stephens County Board of Commissioners at meeting held May 24, 1975.

STEPHENS COUNTY BOARD OF COMMISSIONERS

OTTO ROBERTS, CLERK

SURVEY FOR
CIRCLE EAST A.V.

LOT 1-30
BIG SMITH TRAIL

STEPHENS COUNTY BOARD OF COMMISSIONERS

APPROVED

OTTO ROBERTS

CLERK

FILED: September 9, 1975 3:46 P.M.
RECORDED: September 30, 1975
OTTO ROBERTS, CLERK