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9-17-2012 518-520

HART SUPERIOR CLERK  
2012 SEP 17 AM 9:40  
*Conrad Brown*  
DEPUTY CLERK

Hart County Records  
9-17-2012

This instrument prepared by  
and please return to:

Edward L. Stahley, Esq.  
150-D Fortenberry Road  
Merritt Island, FL 32952

Parcel Number:

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 12<sup>th</sup> day of September, 2012, by DIANE L. MILLER a/k/a DIANE E. MILLER, joined by HERBERT E. MILLER, JR., her husband, whose address is 920 Bream Court, Marietta, GA 30068, parties of the first part, to HERBERT E. MILLER, JR., and DIANE E. MILLER, as Co-Trustees of the MILLER FAMILY TRUST dated June 25, 2011, whose mailing address is 920 Bream Court, Marietta, GA 30068, parties of the second part,

W I T N E S S E T H:

THAT the said first party for and in consideration of the sum of TEN (\$10.00) DOLLARS in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, and release unto the said second party forever, all the right, title, interest claim and demand which the said first party has in and to the following described real property situate, lying and being in the County of HART, State of GEORGIA, to-wit:

All that tract or parcel of land, with improvements thereon, situate, lying and being in the 1119<sup>th</sup> District, G.M. Hart County, Georgia, and being known and designated as LOT NUMBER TWENTY-EIGHT (28), in PARADISE POINT subdivision, and being bounded on the Northeast by Lot No. 29 in said Subdivision; Southeast by a Subdivision Road; Southwest by Lot No. 27 in said Subdivision; and Northwest by property of the U.S. Government (Lake Hartwell Dam reservoir), and being better described as follows: BEGINNING at an iron along the Northwest side of said Road right-of-way at a common corner with said Lot No. 27, and running North 27 degrees 26 minutes west 175 feet to an iron pin; thence North 62 degrees 34 minutes East 75 feet to an iron pin; thence South 27 degrees 26 minutes East 175 feet to an iron pin; thence South 62 degrees 34 minutes West 75 feet to the point of beginning, and being more particularly described, shown and delineated on a Plat prepared by A.M. Britt, Surveyor, dated April, 1966, of record in Plat Book 2, Page 122, Hart County, Georgia, records. This is the same property as described in Warranty Deed from

Sidney L. Moore to Richard C. Getty, dated Sept. 16, 1967, recorded in Deed Book 93, Page 132, Hart County Records.

It is expressly understood and agreed, and Grantees bind themselves, their heirs, executors, administrators and assigns, that no home of less than 600 square feet of heated floor space shall be placed on or constructed on said above described lot, nor shall mobile homes of any description be placed upon said property, and no tents or campers shall be placed on said property for more than a 2 week period at a time.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

Edward L. Stanley  
Edward L. Stanley, Witness

Diane L. Miller  
DIANE L. MILLER a/k/a  
DIANE E. MILLER  
920 Bream Court  
Marietta, GA 30068

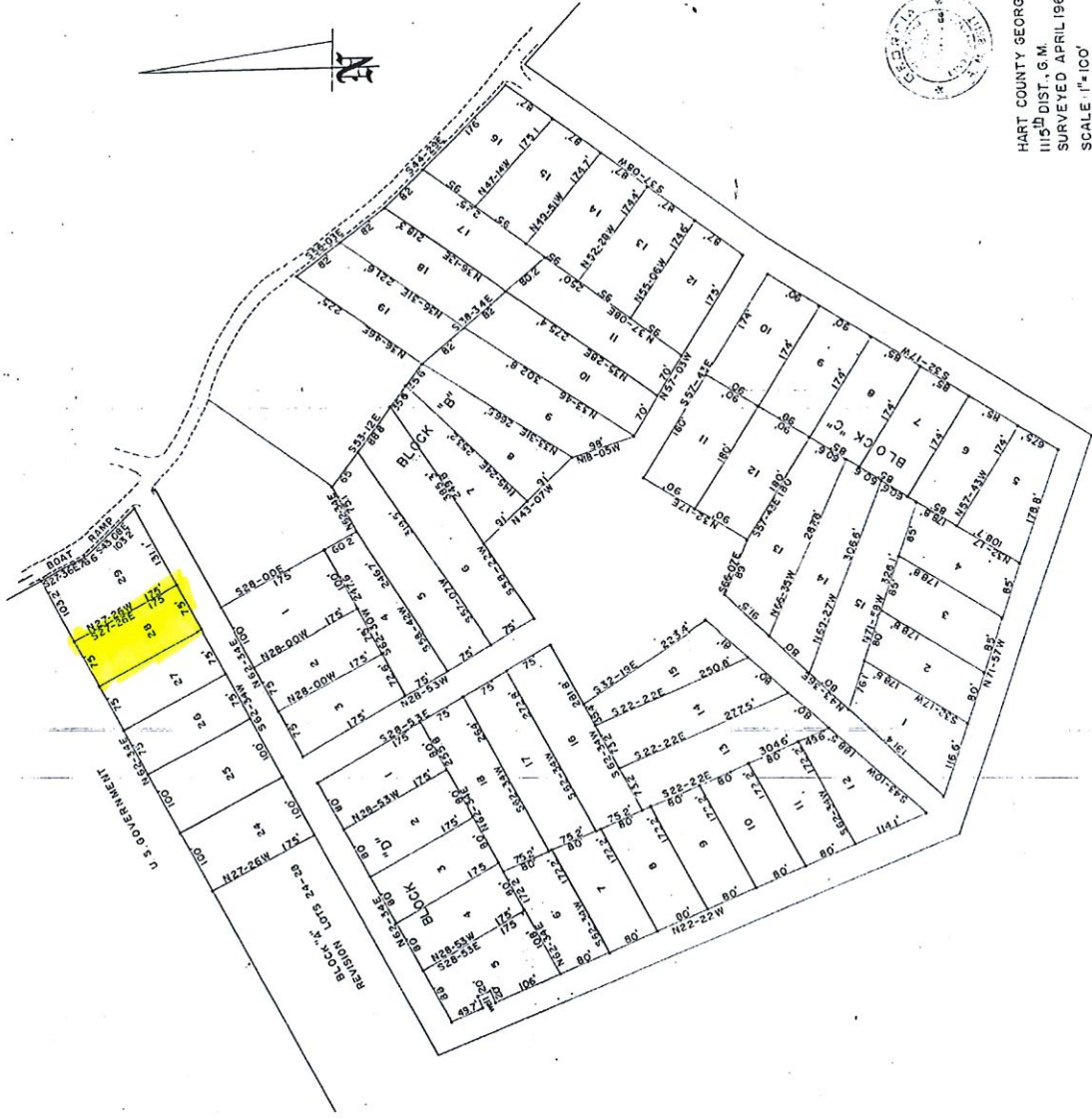
Valerie J. Righenzi  
Valerie J. Righenzi, Witness

Herbert E. Miller, Jr.  
HERBERT E. MILLER, JR.  
920 Bream Court  
Marietta, GA 30068

Edward L. Stanley  
Edward L. Stanley, Witness

Valerie J. Righenzi  
Valerie J. Righenzi, Witness

# Paradise Point



Recorded May 30, 1966  
Clare C. Linn, Deputy Chief



HART COUNTY, GEORGIA  
1115th DIST., G.M.  
SURVEYED APRIL 1966  
SCALE: 1" = 100'

*R. M. Smith*

IRON PIN CORNERS



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: 186 Paradise Point Rd, 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. [Handwritten initials] 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. [Handwritten initials] 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

[Handwritten Signature] 3/15/18
1 Seller/Landlord Signature Date
[Handwritten Signature] 3/15/18
2 Seller/Landlord Signature Date
[Handwritten Signature] 3-5-18
Listing Broker Date

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 Barbara Morgan 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.