



FORT REALTY

SELLER'S PROPERTY DISCLOSURE STATEMENT EXHIBIT " _____ "



2019 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property (known as or located at: 150 Timber Lane, Roxyston, Georgia, _____). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions, unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>1984</u>		
(b) Is the Property vacant?	✓	
If yes, how long has it been since the Property has been occupied? <u>about 6 mo.</u>		
(c) Is the Property or any portion thereof leased?		✓
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		✓

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(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 community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION FEES, DISCLOSURES AND RELATED ISSUES" GAR F322.		✓

EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.		✓

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.

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	✓	
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION: *Added on handicap bedroom + shower 5 yrs. ago.*

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): _____ years		
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(c) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(e) Are any fireplaces decorative only or in need of repair?		✓
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(b) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink?		
(c) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(d) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? <u>4</u>		
(e) Is the main dwelling served by a sewage pump? <u>NO</u>	✓	✓
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: <u>ABOUT 4 yrs</u>	✓	
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(h) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION: *Approximately 5 yrs. ago. added add. dr. line.*

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>4</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		✓
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		✓

EXPLANATION:

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?	✓	
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?	✓	
(c) Is any part of the Property or any Improvements thereon presently located in a Special Flood Hazard Area?		✓
(d) Has there ever been any flooding?		✓
(e) Are there any streams that do not flow year round or underground springs?		✓
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		✓

EXPLANATION:

1 time had a pipe leaking and repaired it.

9. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		✓
(b) Is there now or has there ever been any visible soil settlement or movement?		✓
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		✓
(d) Do any of the improvements encroach onto a neighboring property?		✓

EXPLANATION:

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Is there any damage resulting from animals (such as squirrels, mice, possum or raccoons); insects (such as termites, bees and ants); or by fungi or dry rot?		✓
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		✓
If yes, is it transferable? _____ What is the cost? \$ _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
(c) Is there a cost to maintain the bond, warranty or service contract?		✓
If yes, what is the annual cost? \$ _____		

EXPLANATION:

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>
EXPLANATION:		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?	<input checked="" type="checkbox"/>	
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? <u>2</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EXPLANATION:		

1- lightning struck corner of house - minor damage
 2- outside building caught fire

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		
EXPLANATION:		

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) 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?		<input checked="" type="checkbox"/>
<p>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.</p>		

ADDITIONAL EXPLANATIONS (if needed):

Waterbed in master bedroom leaked
and apparently made floor bubble up

D. FIXTURES CHECKLIST

Directions on HOW TO USE: It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. **To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed. Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Binding Agreement Date. No such item shall be removed from the Property unless it is broken or destroyed. In such an event, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven *gb.*
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top *gb.*
- Trash Compactor
- Vacuum System
- Vent Hood *gb.*
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
- Wall Mirrors
- Vanity (hanging) Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System *gb.*
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector *gb.*
- Doorbell *don't know*
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____
- _____

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

Joyce G. Smith

1 Seller's Signature

1 Seller's Signature

Joyce G. Smith

Print or Type Name

Print or Type Name

6/26/19

Date

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.



LEAD-BASED PAINT EXHIBIT " _____ "



2019 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: 150 Timber Lane, Royston, Georgia 30662

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. JS
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): _____
 - 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): _____
 - 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. JS
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 _____	<u>Jaycee B. Smith</u> 1 Seller/Landlord Signature _____	<u>6/26/19</u> Date _____
2 Buyer/Tenant Signature _____	Date _____	2 Seller/Landlord Signature _____	Date _____
<input type="checkbox"/> Additional Signature Page (F267/F931) is attached.		<input type="checkbox"/> Additional Signature Page (F267/F931) is attached.	
Selling/Leasing Broker _____	Date _____	<u>Sherry Wheeler</u> Listing Broker _____	<u>6/26/19</u> 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.

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000148

FRANKLIN COUNTY, GEORGIA
 REAL ESTATE TRANSFER TAX 81.00
 PAID \$
 DATE June 11, 2002
 Frances P. Murphy
 CLERK OF SUPERIOR COURT
 Sep.

Please return recorded deed to:
 George W. Wills, Jr.
 P. O. Box 204
 Carnesville, Georgia 30521

GEORGIA, FRANKLIN COUNTY
 OFFICE CLERK SUPERIOR COURT
 FILED FOR RECORD June 11, 2002 at 11:30 A.M.
 RECORDED IN DEED BOOK 567 PAGE 148-149
 THIS 11th day of June, 2002.
 Frances P. Murphy, CLERK, Sep.

WARRANTY DEED
 (For Life With Remainder to Survivor)

STATE OF GEORGIA, FRANKLIN COUNTY

THIS INDENTURE, made this 10th day of June, in the Year of Our Lord Two Thousand Two (2002) between DENNIS LEROY DUNCAN AND CONNIE MARIE DUNCAN of the County of Franklin, State of Georgia of the first part, and CHARLEY J. SMITH and JOYCE G. SMITH, State of Georgia of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto said parties of the second part as tenants in common, 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 described property, to wit:

All that tract or parcel of land, situate, with improvements thereon, lying and being in the 370th District, G. M., Franklin County, Georgia, being designated as Lot No. 3, WILDWOOD SUBDIVISION, CONTAINING 1.01 ACRES, more or less, and being bounded now or formerly, as follows: On the Northeast by now or formerly Manley lands, on the Southeast by Lot No. 4, said subdivision, on the Southwest by centerline of Timber Lane, and on the Northwest by Lot No. 2, said subdivision, and being more particularly described as follows: BEGINNING at a point located on the centerline of Timber Lane; where tract herein described corners with Lot No. 4, said subdivision, being 701.9 feet from the intersection of centerline of Timber Lane and centerline of Shirley Road, and running thence North 55 degrees 38 minutes West 125.0 feet to a point (iron pin found located North 25 degrees 15 minutes East 30 feet back from centerline of Time Lane), running thence North 25 degrees 16 minutes East 366.0 feet to an iron pin found, running thence South 55 degrees 08 minutes East 120.0 feet to an iron pin found, running thence South 24 degrees 28 minutes West 365.8 feet to said point of beginning (iron pin found located 30 feet back from centerline of Timber Lane), and being more clearly shown and delineated on Plat of Survey for B. Rickey Baskins & Betty H. Baskins, by Slate & Associates, Inc., Surveyor, dated January 9, 1996 filed and recorded in Plat Book 23, Page 4, Franklin

000149

County Records. Said plat being incorporated herein by reference.
Being the same lands conveyed to B. Rickey & Betty H. Baskins, under Warranty Deed from
Marjorie Boy, dated November 8, 1990, filed & recorded in Deed Book 277, Page 638, Franklin
County Records.

TO HAVE AND TO HOLD the said bargained premises, together 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 themselves the said parties of the
second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said parties of the first part, for their heirs and 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 parties of the first part have hereunto set their hands
and affixed their seals, the day and year above written.

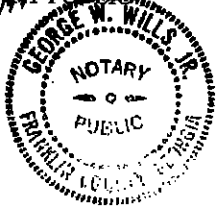
Signed, sealed and delivered in the
presence of:

Melissa H. Greene
Witness

Dennis Leroy Duncan (Seal)
DENNIS LEROY DUNCAN

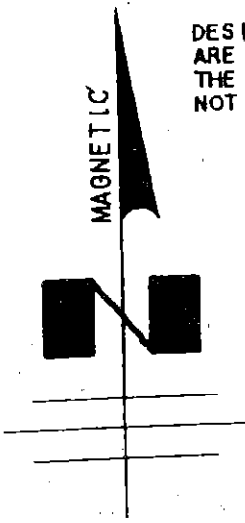
George W. Wills, Jr.
NOTARY PUBLIC

Connie Marie Duncan (Seal)
CONNIE MARIE DUNCAN



DESIGNATED FLOOD HAZARD AREA MAPS ARE NOT AVAILABLE FOR THIS AREA. TO THE BEST OF KNOWLEDGE, THIS TRACT IS NOT SITUATED IN A FLOOD HAZARD AREA.

NOTE:
THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.

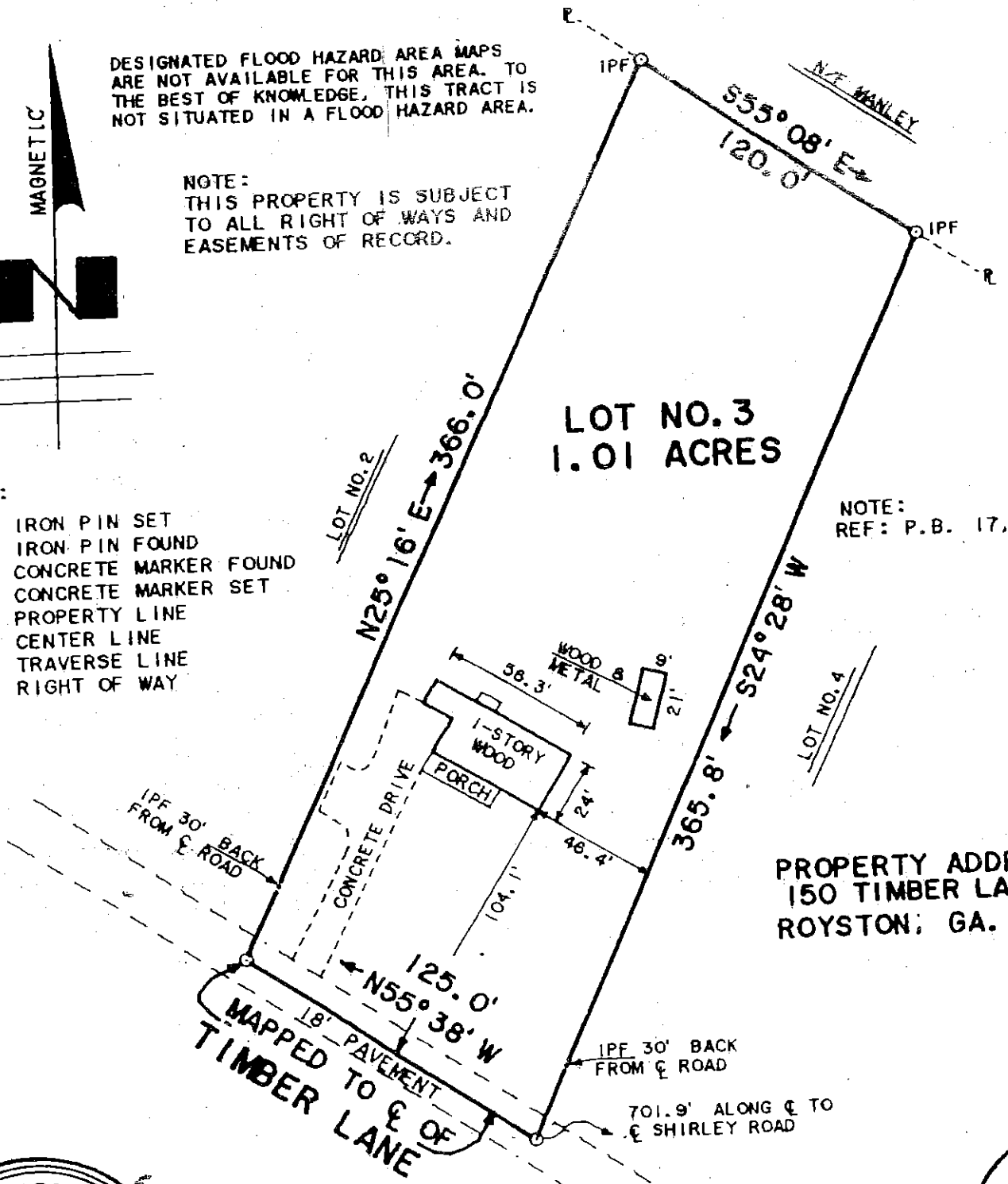


NOTES:

- IPS = IRON PIN SET
- IPF = IRON PIN FOUND
- CMF = CONCRETE MARKER FOUND
- CMS = CONCRETE MARKER SET
- PL = PROPERTY LINE
- CL = CENTER LINE
- TL = TRAVERSE LINE
- R/W = RIGHT OF WAY

NOTE:
REF: P.B. 17, PG

LOT NO. 3
1.01 ACRES

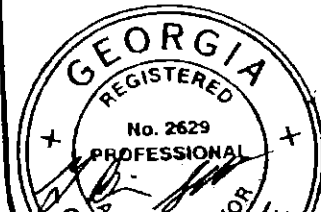


PROPERTY ADDRESS
150 TIMBER LANE
ROYSTON, GA. 30080

GRAPHIC SCALE

SURVEY FOR:

B. RICKEY BASKINS & BETTY H. BASKINS



LOT NO. 3
WILDWOOD S/D
GMD: MANLEY (370)
COUNTY: FRANKLIN, GA
SURVEYED: JAN 9, 1996

SLATE & ASSOC., INC.
12415 AUGUSTA ROAD
LAVONIA, GA 30553
706-356-8800
706-356-1900 FAX
800-356-6464
GA TOLL FREE

REVISED:
CC: DE
DRWN: PC
CHKD: BS
JOB NO. 6005
FILE NO:

GEORGIA, Franklin County