



SELLER'S PROPERTY DISCLOSURE STATEMENT
(LOT/LAND) 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 Property known as or located at:

296 Shawnee Trail Tract A and B and Lot 21 and 22 Toccoa Georgia 30577

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, how long has it been since Seller occupied the Property? <u>2 1/2 years</u>		<input checked="" 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 checked="" 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 FEES, DISCLOSURES AND RELATED ISSUES EXHIBIT, GAR F322].	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. THE PROPERTY:			
(a) How many acres are in Property? <u>2 3/4</u>			
(b) What is the current zoning of Property? <u>TA-1</u>			
(c) Will conveyance of Property exclude any mineral, oil and timber rights?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 Elizabeth Powell 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
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5. TOXIC SUBSTANCES:

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

6. OTHER MATTERS:

- (a) Have there been any inspections in the past year?
If yes, by whom and of what type? _____ Yes No Don't Know
- (b) Are there any violations of local, state or federal laws, codes or regulations with respect to Property? Yes No Don't Know
- (c) Have you received notices by governmental or quasi-governmental agency affecting Property? Yes No Don't Know
- (d) Are there any existing or threatened legal actions affecting Property? Yes No Don't Know
- (e) Is there any system or item on Property which is leased or which has a fee associated with its use? Yes No Don't Know
- (f) Are there any private or undedicated roadways for which owner may have financial responsibility? Yes No Don't Know
- (g) If Property is served by well water, is the well on Property? Yes No Don't Know
- (h) Has the Property been enrolled in a Conservation Use Program?
If yes, when was the Property enrolled? _____ Yes No Don't Know
- (i) Are there any other latent or hidden defects that have not otherwise been disclosed? Yes No Don't Know

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? Yes No Don't Know

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 checked="" 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 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: ✓ Jack D Akins
Jack D Akins
Seller: ✓ Theelma J Akins
Theelma J Akins

Date: ✓ 6-25-2019
Date: ✓ 6-25-2019

Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGMENT BY BUYER:

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

Buyer: _____
Buyer: _____

Date: _____
Date: _____

Additional Signature Page (F267) is attached.

After recording please return to:
Mick Lyle, PLS, LEAT & STOCKERSON
MAILING # 72000
P.O. Box 7000
Macon, Georgia 31207
904.286.3178

JOINT TENANCY WITH SURVIVORSHIP WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF STEPHENS

This indenture made this 2nd day of July, in the year One Thousand Nine Hundred Ninety-Seven, between Allan Aiken, as party of the first part, hereinafter called Grantor, and Jack D. Akins and Thelma J. Akins, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations 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 said Grantees, as joint tenants and not 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:

All that tract or parcel of land together with any improvements thereon lying and being in the Big Smith (216) GMD, Stephens County, Georgia, CONTAINING 1.69 ACRES, more or less, located at the southwesterly corner of the intersection of the right of way of Currahee Trail and Currahee Place and being known and designated as Lot No. 21, Containing: 0.89 acre, and Lot No. 22, Containing: 0.81 acre, Section Three, Currahee Point Subdivision of Circle East, AJV Property as shown on Subdivision Plat recorded in Plat Book 8, Page 40B, Stephens County Records and being more particularly shown and described according to plat of survey for Jack B. Akins by G. Brian Stone, Registered Land Surveyor, dated June 20, 1997 recorded in Plat Book 151, Page 188, of the Stephens County Records which plats of surveys are incorporated herein by reference as part of this description.

CLERK OF COURTS
STEPHENS COUNTY, GA.

10
15
1997 JUL 2 PM 2
BOOK
RECORDED
STEPHENS COUNTY, GA.
AUBREY GUYTON
Clerk of Courts

This conveyance is made subject to Protective Covenants provided on Subdivision Plat referenced hereinabove.

STEPHENS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PMD \$ 0.00 DATE 7-2-97
Aubrey Guyton
Clerk of Courts

THIS CONVEYANCE is made subject to and includes all zoning ordinances, easements, rights of way, and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-8-190, and it is the intention of the parties hereto to hereby create to Grantees a joint tenancy estate with right of survivorship and not as tenants in common. AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this day and year first above written.

Allan Aiken (SEAL)
Allan Aiken (SEAL)

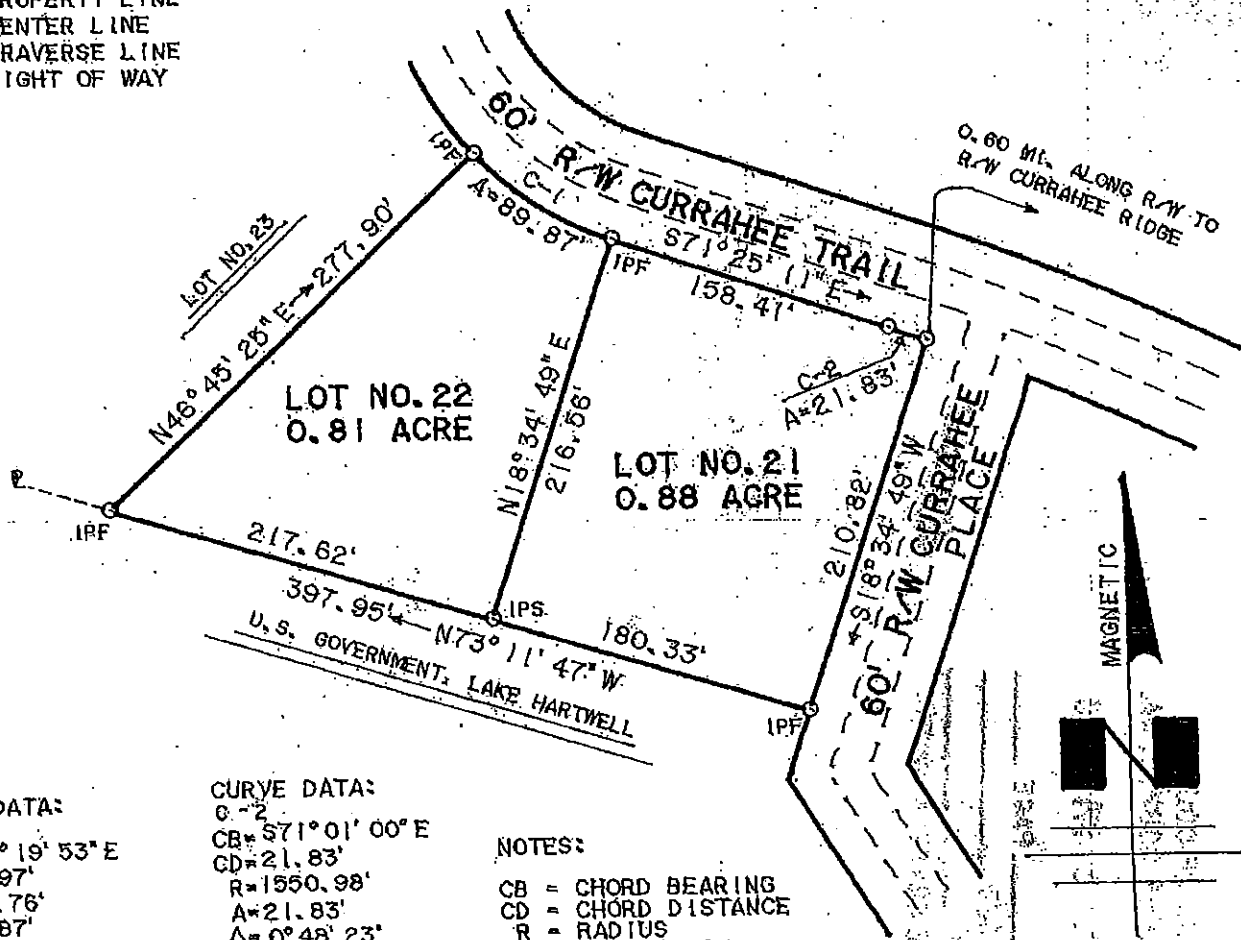
Spouse, Exalted and Deceased is the
Thelma J. Akins
Unofficial Witness
Thelma J. Akins
Thelma J. Akins
My Commission Expires:
(Notary Seal Affixed)



NOTARY PUBLIC SEAL AFFIXED

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



CURVE DATA:
 C-1
 CB = 557° 19' 53" E
 CD = 88.97'
 R = 182.76'
 A = 89.87'
 Δ = 28° 10' 32"
 T = 45.86'

CURVE DATA:
 C-2
 CB = 571° 01' 00" E
 CD = 21.83'
 R = 1550.98'
 A = 21.83'
 Δ = 0° 48' 23"
 T = 10.92'

NOTES:

- CB = CHORD BEARING
- CD = CHORD DISTANCE
- R = RADIUS
- A = ARC LENGTH
- Δ = DELTA ANGLE
- T = TANGENT



GRAPHIC SCALE

SURVEY FOR:

JACK D. AKINS

LOT NO. 21 & 22
 CIRCLE EAST, A.J.V.

SLATE & ASSOC., INC.
 12415 AUGUSTA ROAD
 LAVONIA, GA 30553

G.M.D: BIG SMITH (215)
 COUNTY: STEPHENS, GA
 SURVEYED: JUNE 26, 1997
 SCALE: 1" = 100'

708-358-8800
 708-358-1900 FAX
 800-358-6484
 GA TOLL FREE

REVISED:
 CC: DE
 DRWN: PC
 CHKD: BS
 JOB NO: 7251
 FILE NO:

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

MEM. GA. ASSN. REG. LAND SURVEYORS LOCATION MAP

FILED 7-2-97
 RECORDED 7-2-97
 ALBEE GLEASON, CLERK OF SUPERIOR COURT
 STEPHENS COUNTY, GEORGIA
 PB 16 P 188

4:10 P.M.

WARRANTY DEED

After recording please return to:
MARLON R. ROBOT
P.O. Drawer 1408
Toccoa, Georgia 30877
706-880-8179

STATE OF GEORGIA
COUNTY OF STEPHENS

This indenture made this 16th day of September, in the year One Thousand Nine Hundred Ninety-Four, between Earl R. Cooper and Mildred A. Cooper, and Joseph P. Hamelton and Ailynne C. Hamelton, as party or parties of the first part, hereinafter called Grantor, and Jack D. Akina, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the making 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 said Grantee,

All that tract or parcel of land lying and being in the Big Smith (216) G.M.D., Stephens County, Georgia, CONTAINING: 1.04 ACRES, more or less, and being more particularly shown and delineated as Tract A and Tract B on Plat of Survey for Earl R. and Mildred A. Cooper and Joseph P. and Ailynne C. Hamelton by Russell N. Barlett and Kenneth V. Cash, R.L.S., dated March 11, 1992, recorded in Plat Book 16, Page 457, Stephens County Records, which plat of survey is incorporated herein by reference as part of this description.

Also conveyed herein is an eight (8) foot wide perpetual "easement for dock purposes" as shown on the above referenced plat of survey.

FILED IN OFFICE
CLERK OF STATE &
SUPERIOR COURT
STEPHENS COUNTY, GA.
'94 SEP 16 PM 4 30
BOOK NO. 314 PAGE 341
RECORDED 9-16-94
STEPHENS COUNTY CLERK
AUGUST HANFTON

STEPHENS COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ 24.00
DATE 9-16-94

Aubrey Crofton
CLERK SUPERIOR COURT

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, reversion and appurtenances thereto, 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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, Sealed and Delivered
in the presence of: *Earl R. Cooper* (SEAL)
Earl R. Cooper

Mildred A. Cooper (SEAL)
Unofficial Witness Mildred A. Cooper

Karon Lew
Notary Public Notary Public, Stephens County, Georgia
My Commission Expires Oct. 30, 1994 NOTARY PUBLIC SEAL AFFIXED

Signed, Sealed and Delivered
in the presence of: *Joseph P. Hamelton* (SEAL)
Joseph P. Hamelton

Ailynne C. Hamelton (SEAL)
Unofficial Witness Ailynne C. Hamelton

Mary Rita Schell
Notary Public NOTARY PUBLIC SEAL AFFIXED

Notary Seal
Mary Rita Schell, Notary Public
Downtown Boro, Chester County
My Commission Expires Oct. 14, 1997
Member, Pennsylvania Association of Notaries

N29°32'W
23.30'
FE
USA
6.113-R



USA
MAGNETIC NORTH

112.60'
N09°53'W
246.70'

TRACT A
0.52 ACRE

TRACT B
0.52 ACRE

EASEMENT FOR DOCK PURPOSES
105.89'
10X
6.114-R
FE
USA

6.115-R
FE
USA
6.116-R

S83°41'W
191.87'

S59°30'W
205.98'

RS = IRON PIN SET 2 1/4" STEEL PIPE
PF = IRON PIN FOUND
O/S = OFF SET
CL = CENTER LINE
CM = CONCRETE MONUMENT

S73°25'W
447.89'

NE
PAGE EAST PROPERTIES

N82°00'W
206.12'

S87°44'W
193.19'

THIS IS A SURVEY OF PART OF LOT 1
AS SHOWN ON A PLAN BY BARTLETT FOR
JACK LOUDERWALK DATED 18 JAN 1984.

NE
PAGE EAST PROPERTIES

SURVEY FOR
EARL R. AND MILDRED A. COOPER
JOSEPH P. AND ALLYNNE L. HAMELTON

COUNTY: STEPHENS, GEORGIA

GMD: 215
DATE: 11-MAR-1992
SCALE: 1" = 50'
FBY: 107
JOB: PAGELS

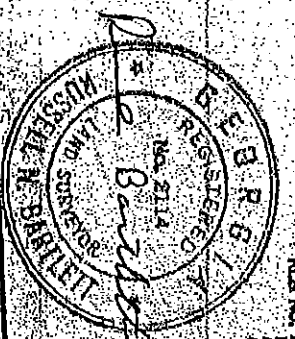


RECORDED 3-19-92
AUBRE GRANITUM, CLERK OF SUPERIOR COURT
STEPHENS COUNTY, GEORGIA
PB 15 P. 857

COUNTY ROAD NO. 387
60' R/W

[CERTIFY THAT I HAVE EXAMINED
THE FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAPS
AND THAT THIS TRACT DOES NOT APPEAR
TO BE IN A FLOOD HAZARD ZONE.]

STEWARTED BY:
BARTLETT, CASH, LAND & SURVEY
BARTLETT, CASH, LAND & SURVEY
R.L.S. N
ROUTE 2, BOX 228
CAMDEN, GA. 30260
404-358-4488



PROTECTIVE COVENANTS

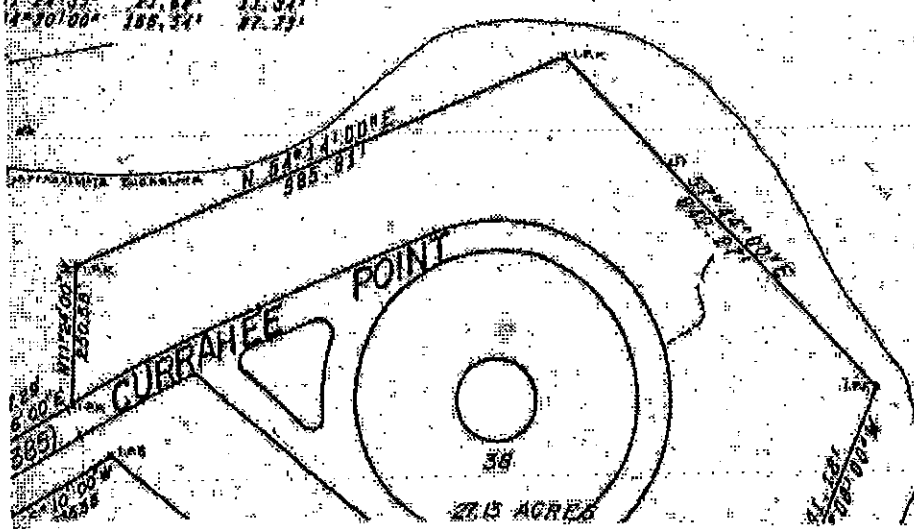
1. No Mobile Home shall be permitted on Any Lot.
2. No Lot shall be subdivided to smaller area than one (1) acre, except Lot 36.
3. No house or cabin shall have less than 900 square feet on first floor.

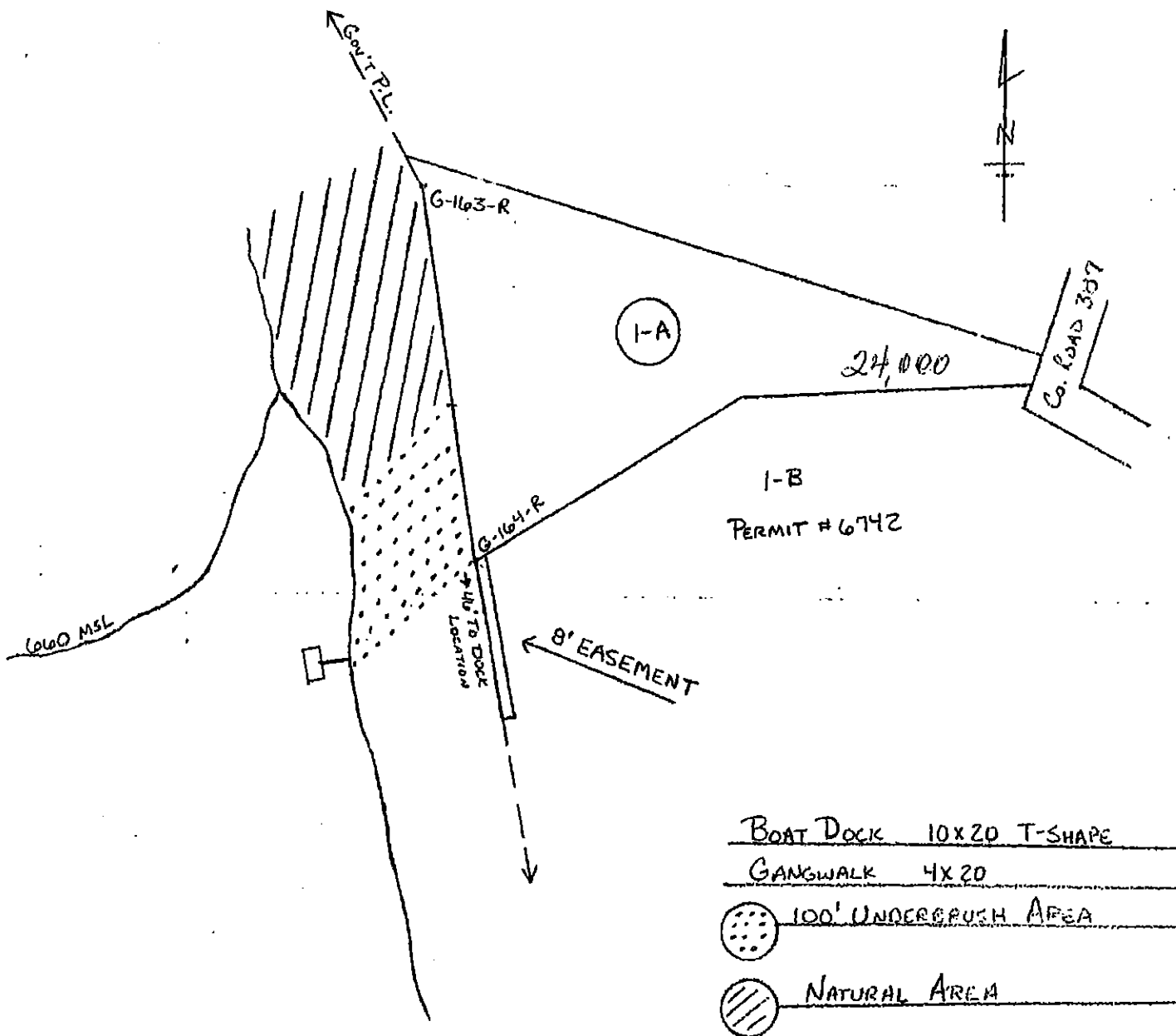
Approved by Stephens County Board of Commissioners at meeting held May 28th, 1978.

STEPHENS COUNTY BOARD OF COMMISSIONERS

by Charles E. ...
 Inspector - T. ...
 Planning Commission

2215'00"	208.89'	207.83'
2245'00"	188.33'	22.30'
2285'00"	220.83'	22.80'
2315'00"	271.80'	22.70'
2345'00"	22.80'	22.80'
2380'00"	233.86'	22.84'
2400'00"	70.00'	22.81'
2420'00"	100.81'	20.80'
2440'00"	208.83'	102.80'
2460'00"	284.80'	84.80'
2480'00"	285.87'	84.81'
2500'00"	20.88'	84.82'
2520'00"	26.70'	18.80'
2540'00"	232.80'	188.80'
2560'00"	248.81'	248.81'
2580'00"	84.84'	84.84'
2600'00"	28.00'	80.00'
2620'00"	170.82'	88.82'
2640'00"	208.87'	208.87'
2660'00"	208.81'	208.81'
2680'00"	44.80'	40.80'
2700'00"	178.82'	41.80'
2720'00"	102.80'	41.80'
2740'00"	142.84'	41.80'
2760'00"	42.82'	41.81'
2780'00"	188.83'	48.81'
2800'00"	128.80'	81.83'
2820'00"	222.88'	212.80'
2840'00"	81.84'	112.82'
2860'00"	120.84'	81.84'
2880'00"	22.87'	48.82'
2900'00"	21.88'	21.81'
2920'00"	41.81'	38.80'
2940'00"	21.84'	11.81'
2960'00"	188.84'	87.81'





- BOAT DOCK 10x20 T-SHAPE
- GANGWALK 4x20
- 100' UNDERGRUSH AREA
- NATURAL AREA

EXHIBIT A
 SCALE 1" = 100'
 KB 10-12-94