

County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 12-29-99  
*Carolyn Reese*  
Clerk of Superior Court

FILED TO CLERK  
HART COUNTY  
'99 DEC 29 AM 9 13  
*Carolyn Reese*  
DEPUTY CLERK

RECORDED  
BOOK 350 PAGE 39-45  
12-29-99

(SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA)

16806-97 (CLC)  
Clifton, Sanders & Smith, P.C.  
Attorneys at Law  
Post Office Box 1005  
Toccoa, Georgia 30577

**DEED OF ASSENT**

STATE OF GEORGIA  
COUNTY OF HART.

THIS INDENTURE, made and entered into this 27<sup>th</sup> day of December, 1999, between DEANN BELL KNIGHT formerly known as DEANN BELL SMITH, as Executrix of the Last Will and Testament of CHARLOTTE S. BELL, DECBASED, of Hart County, Georgia, Grantor, and DEANN BELL KNIGHT formerly known as DEANN BELL SMITH, of Hart County, Georgia, in her individual capacity, Grantee.

**WITNESSETH:**

WHEREAS, the Last Will and Testament of Charlotte S. Bell, deceased, was duly probated in solemn form in the Probate Court of Hart County, Georgia, at the February 1998, Term, and duly entered of record in Will Book I, Pages 573-590, Probate Court of Hart County, Georgia; and

WHEREAS, by the terms of her Last Will and Testament, Charlotte S. Bell, deceased, in Item III of the Will left certain of her real property, to her daughter, Deann Bell Knight; and

WHEREAS, all indebtedness of Charlotte S. Bell, deceased, has now been paid and there are no claims outstanding against her Estate.

NOW, THEREFORE, in compliance with the terms of the Last Will and Testament, and to express her assent thereto, Deann Bell Knight, in her representative capacity, does hereby transfer and convey unto Deann Bell Knight in her individual capacity, the following described property, to-wit:

**TRACT ONE**

All that tract or land located in the 1112th District, G.M., Hart County, Georgia, CONTAINING SEVENTEEN AND SIXTY-EIGHT ONE-HUNDREDTHS (17.68) ACRES, MORE OR LESS, and being bounded on the northeast by Georgia States Routes 51 and 77 and West Howell Street; on the southeast by Barton Scott and Paul Hendricks; on the southwest by the right of way for the Hartwell Railroad, and on the northwest by property of the State Highway Department, Jake Miller, Bennie Reid and Mrs. Jim Reid.

The tract of land above described is also shown in a plat dated April 18, 1968, made by A. M. Britt, Registered Land Surveyor, and is recorded in Plat Book 18, at Page 135, Clerk's Office, Hart County, Georgia, and is by reference incorporated herein in aid of this description.

The tract of land above described includes the lots conveyed in the following deeds: (1) Warranty deed from Garland C. Hayes to James Bell, dated February 1, 1944, said deed being recorded in Deed Book 51, at Page 351; (2) Warranty Deed from J. T. Hayes to Charlotte S. Bell, dated April 4, 1944, recorded in Deed Book 91, at Page 284; (3) Warranty Deed from Lindsey Burden to James W. Bell, dated February 9, 1952, and recorded in Deed Book 62, at Page 102; all of said recordations being in the office of the Clerk of the Superior Court of Hart County, Georgia.

**TRACT TWO**

All that lot and parcel of land lying and being in the 1112th District, G.M., Hart County, Georgia, CONTAINING THREE AND TEN HUNDREDTHS (3.10) ACRES, MORE OR LESS, and being situated on the southeast side of the twenty foot asphalt road leading from Hartwell to the backwaters of the Hartwell Dam Reservoir, and being bounded on the northeast by Willie T. Walters; on the southeast by the United States Government; on the southwest by Daniel Ayers; and on the northwest by the twenty-foot asphalt road hereinabove referred to.

This lot of land is also shown on a plat dated March 20, 1965, made by A. H. Britt, Registered Surveyor, and of record in Plat Book 16, at Page 158, Clerk's Office, Hart County, Georgia, and is by reference incorporated herein in aid of this description.

The above described property being the same as conveyed to Charlotte S. Bell from Charlotte S. Bell and Harold E. Beasley, Co-Executors under the Last Will and Testament of James W. Bell, Sr., by Deed of Assent dated September 17 (sic), filed for record September 17, 1990, and recorded in Deed Book 220, Page 373, Hart County Records.

**TRACT THREE**

All that tract or parcel of land lying and being in the City of Hartwell, Hart County, Georgia, located on the west side of Smith Street, and being bounded substantially as follows: on the north by Charles U. Hill, formerly J. C. Bell; on the east by Smith Street; on the south by lands now or formerly belonging to S. J. Burden; and on the west by A. S. Skelton, said tract of land having the



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: 611 W. Howell St (17.68 +- acres), 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.

RG

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.

Bo

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 \_\_\_\_\_

Indicate  
Date of Sign and Title/Role (Date is optional)  
1 Seller/Landlord Signature \_\_\_\_\_ Date 07/10/2019  
Estate of Deann Bell Knight/Rick Glasco as administrator

2 Buyer/Tenant Signature \_\_\_\_\_ Date \_\_\_\_\_

2 Seller/Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_

Additional Signature Page (F267/F931) is attached.

Additional Signature Page (F267/F931) is attached.

Selling/Leasing Broker \_\_\_\_\_ Date \_\_\_\_\_

Rh T. O  
Listing Broker \_\_\_\_\_ Date 7-18-19  
Coldwell Banker Fort Realty

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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