



FORT REALTY

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: 69 Adams St, Lavonia, Georgia 30553

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.

Initials of Seller / Landlord: [Handwritten initials]

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.

Initials of Broker or Licensee of Broker: [Handwritten initials]

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 \_\_\_\_\_

[Handwritten Signature] 8/27/19  
1 Seller/Landlord Signature \_\_\_\_\_ Date \_\_\_\_\_  
Dorothy B Smith

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 \_\_\_\_\_

[Handwritten Signature] 8/27/19  
Listing Broker \_\_\_\_\_ Date \_\_\_\_\_  
Betty Powell/CB 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.

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) 451-1931.

2014 MAY 08 10:08 AM

Recorded 05/08/2014 10:08 Deed Doc: WD

Georgia Transfer Tax Paid : \$0.00  
MELISSA B. HOLBROOK 0592014000426  
Clerk Superior Court, FRANKLIN County, Ga.  
Bk 01152 Pg 0332

Warranty Deed

State of Georgia

FRANKLIN County.

THIS INDENTURE, made this, sixth day of May in the year of our Lord two thousand fourteen between Sammy W. Smith of the state of Georgia and County of Banks of the first part and Dorothy B. Smith

of the State of Georgia and County of Banks of the second part

WITNESSETH; That the said party of the first part, for and in consideration of the sum of One (\$1.00) and other considerations ----DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, all that tract or parcel of land lying and being in

the State of Georgia, County of Franklin, 206th District G.H. and within the corporate limits of the City of Lavonia, fronting on Adams Street in said City and being known as the H. O. Hauldin home place, said described lot fronting a distance of 135 feet on the south side of Adams Street and extending back a distance of 200 feet, said described property being more fully described in deeds of record in the office of the Clerk of the Superior Court of Franklin County, State of Georgia, and recorded as follows: Deed Book 79 Page 507; Deed Book 84 Page 97; Deed Book 84 Page 98; Deed Book 175 Pages 452 and 453, to which said deeds and the records thereof reference is hereby made and incorporated as a part of the description. BEING addressed as 69 Adams Street.

Subject to all rights of way for streets and all easements for public utilities existing.

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 her the said party of the second part, her heirs and assigns, forever, IN FEE SIMPLE. and the said party of the first part, for his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said party of the second part, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and affixed his seal. The day and year above written.

Signed, sealed and delivered in the presence of

Sammy W. Smith

E. D. Smith

Kimberly M. Deed



