



Decd Doe: WJD  
Recorded 12/18/2006 01:27PM  
Georgia Transfer Tax Paid : \$300.00  
Clerk Superior Court, FRANKLIN County, Ga.  
Bk 00857 Pg 0222-0223

Return Recorded Document to:  
RODGER E. DAVISON  
ATTORNEY AT LAW  
P.O. BOX 118  
ROYSTON, GA 30662

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FRANKLIN.

**THIS INDENTURE**, Made this 13<sup>th</sup> day of December, in the year of our Lord Two Thousand Six, between **R. STAN LESTER**, of the County of Franklin and State of Georgia as party or parties of the first part, hereinafter called Grantor, and **GERALD VOYLES**, of the County of Franklin and State of Georgia 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 the said Grantor, for and in consideration of the sum of **-TEN and NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION--**, 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 Grantee the following described property, to-wit:

All that tract or parcel of land with improvements thereon lying and being in the 264<sup>th</sup> G.M. District of Franklin County, Georgia **CONTAINING 52.7 acres, more or less, described now or formerly as follows: BEGINNING at an iron pin and running thence N 15-1/2 W 26.00 to rock; thence S 60 W 12.15; thence S 20 W 5.00; thence S 29-1/2 W 6.50; thence S 21-3/4 W 5.00; thence S 31 W 5.50 ; thence S 24 W 2.60 to rock; thence S 73-3/4 E 15.50 to rock; thence N 61 E 15.35 to the beginning iron pin corner.**

Said lands being more particularly shown and delineated on plat of survey of C. N. Adams, Surveyor, December 20, 1937, said plat being recorded in Plat Book 4, Page 297, Franklin County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements, right-of-way for public roads and public utilities and any restrictions of record affecting said described property.

RE: Deed Book 485, Pages 156-157, Franklin County Public Records.  
RE: Deed Book 103, Pages 556-557, Franklin County Public Records.

000223


RE: Deed Book 163, Pages 57-58, Franklin County Public Records.

RE: Deed Book 377, Page 245, Franklin County Public Records.

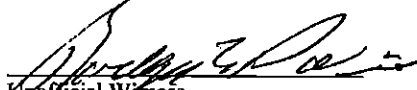
**TO HAVE AND TO HOLD**, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

And the said Grantor will warrant and forever defend the right and title of the above described property unto the said Grantee against the claims of all persons whomsoever.

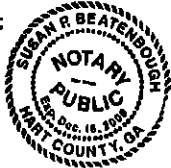
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

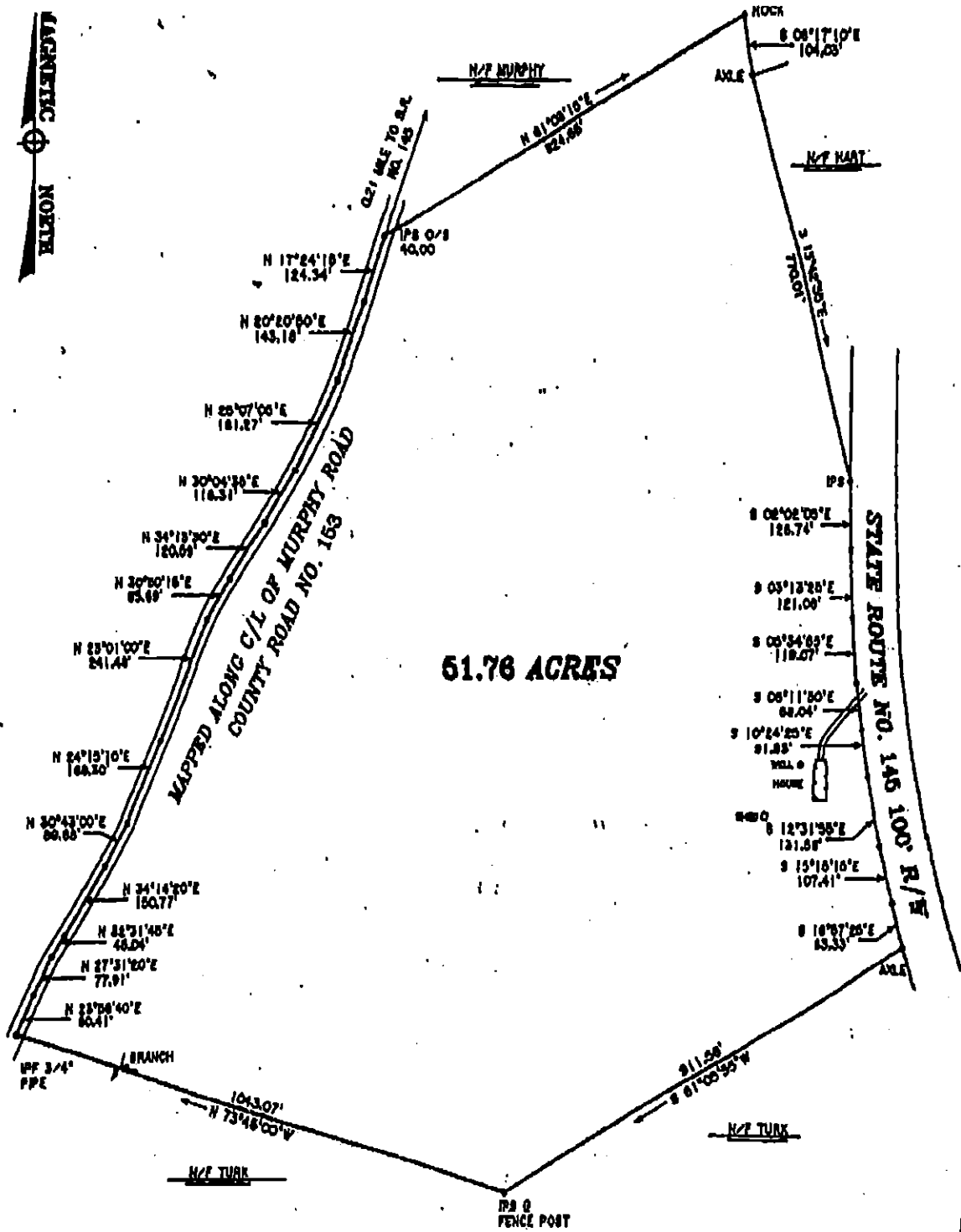
  
(SEAL)  
R. STAN LESTER

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public  
My Comm. Expires:





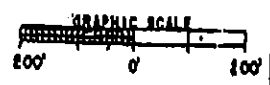
61.76 ACRES

less i  
 except:  
 1.50 acres  
 w/ house  
 4 acres  
 39.26  
 acres

SURVEY FOR:  
**R. STAN LESTER**

COUNTY: FRANKLIN, GEORGIA  
 OMD: 284  
 DATE: 09-JAN-2001  
 SCALE: 1" = 200'  
 FB: 252  
 JOB: SLEST  
 FILE: MURPHY, HUGH

IPB - IRON PIN SET  
 CS - CEMENT SET  
 ST - STAKE FOUND  
 S - SURVEY LINE  
 CV - CONCRETE MONUMENT  
 RW - RIGHT OF WAY



less & except

Recorded 11/21/2014 10:04 Deed Doc: W1)

Georgia Transfer Tax Paid : \$130.00  
MELISSA B. HOLBROOK 0592014001057  
Clerk Superior Court, FRANKLIN County, Ga.  
BK 01171 Pg 0069-0070

2014 NOV 21 AM 10: 04

Return To:  
Grant and Green, LLC  
P O Box 60  
Royston, GA 30662

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## WARRANTY DEED

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STATE OF GEORGIA

COUNTY OF FRANKLIN

THIS INDENTURE, made as of the 19<sup>th</sup> day of November in the year of our Lord Two Thousand Fourteen between GERALD VOYLES, of the first part, and JAMES B. VEAL and JENNIFER L. VEAL, JOINT TENANTS, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, 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, his heirs and assigns, all the following described property:

*All that tract or parcel of land, with improvements thereon situate, lying and being in the 264 G.M. District, of Franklin County, Georgia, CONTAINING 1.50 acres of land as per that certain plat dated December 04, 2008 by William J. Gilbert, registered surveyor, entitled "Survey for Gerald Voyles", and recorded in the Office of the Clerk of the Superior Court of Franklin County, Georgia in Plat Book 28,*

Page 950, to which reference is hereby incorporated herein and made a part hereof for the purpose of locating the boundaries and dimensions of said tract and for all other purposes.

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

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 anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part his heirs and assigns forever in Fee Simple.

And the said parties of the first part, for their 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, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hand and affixed their seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Gerald Voyles  
GERALD VOYLES.

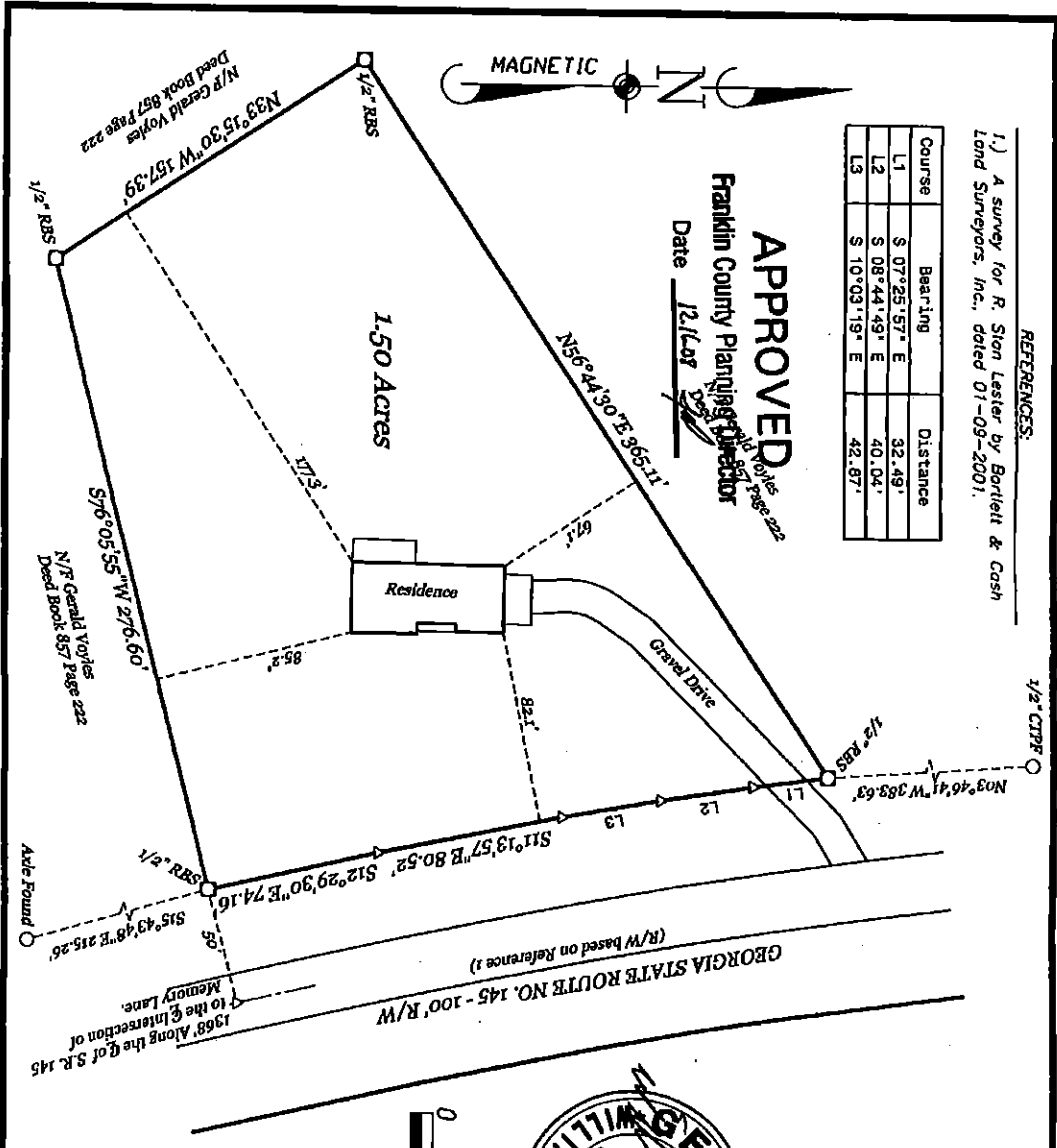
Andrea Grant  
Unofficial Witness

Annette P. Watson  
Notary Public, State of Georgia

My Commission Expires Jan 30, 2018



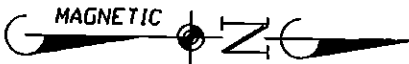
less 3. except



Course	Bearing	Distance
L1	S 07°25'57" E	32.48'
L2	S 08°44'49" E	40.04'
L3	S 10°03'19" E	42.87'

REFERENCES:  
 1.) A survey for R. Stan Lester by Bartlett & Cash Land Surveyors, Inc., dated 01-09-2001.

**APPROVED**  
 Franklin County Planning Director  
 Date 12/16/08



- NOTES:
- 1.) Field Dolar: Closure Precision-1"/86,044'; Angular Error = 12"/STA
  - 2.) Measurements were taken with a Sokkia Set 2100 on 11-17-2008 and were balanced using the Compass Rule.
  - 3.) Bearings are based on Reference 1.
  - 4.) Plot Precision: 1"/113,420'
  - 5.) The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.



LEGEND

OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebor Found
RBS	Rebor Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—	Fence
—	Overhead Wire
—	Not to Scale
—	Calculated Point



SCALE: 1" = 60'

**Gilbert Land Surveying, Inc.**  
 SURVEY FOR:  
**GERALD VOYLES**  
 G.M.D. 264  
 Franklin County, Georgia  
 12-4-2008

9633 Lavonia Road  
 Carnesville, GA 30521  
 email: gis@windstream.net  
 Office (706) 384-2001  
 Fax (706) 384-2011  
 © 2008 8043

Recorded 12/16/2008 01:30PM  
 MIB:SSA B HOLBROOK  
 Clerk Superior Court, FRANKLIN County, Ga  
 BK 00028 1<sup>st</sup> 0950

Less & Except

Exhibit "A"

All that tract or parcel of land, lying and being in the 264<sup>th</sup> G.M. District of Franklin County, Georgia, **CONTAINING 11.00 ACRES**, more or less, and being bounded now or formerly as follows: On the North by lands of Voyles; On the Northeast by lands of Godfrey; On the East by 100' right-of-way for GA Hwy 145; On the Southeast and Southwest by lands of Douglas; On the West mapped along centerline of Murphy Road.

Said lands being more particularly described on a plat of survey for Larry Brooks, dated April 3, 2019, prepared by William S. Gilbert, Registered Land Surveyor, recorded in Plat Book 30, Page 686, Franklin County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

**SUBJECT TO Soil Conservation use filed and recorded in Deed Book 1296, Page 27, which Grantee has agreed to continue and assume.**

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.



less i Except

Filed & eRecorded  
 DATE: 4/11/2019  
 TIME: 6:41 PM  
 PLAT BOOK: 00030  
 PAGE: 00686  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 7511394907  
 CLERK: Melissa Holdbrook  
 Franklin County, GA

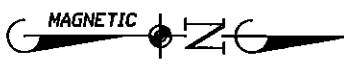
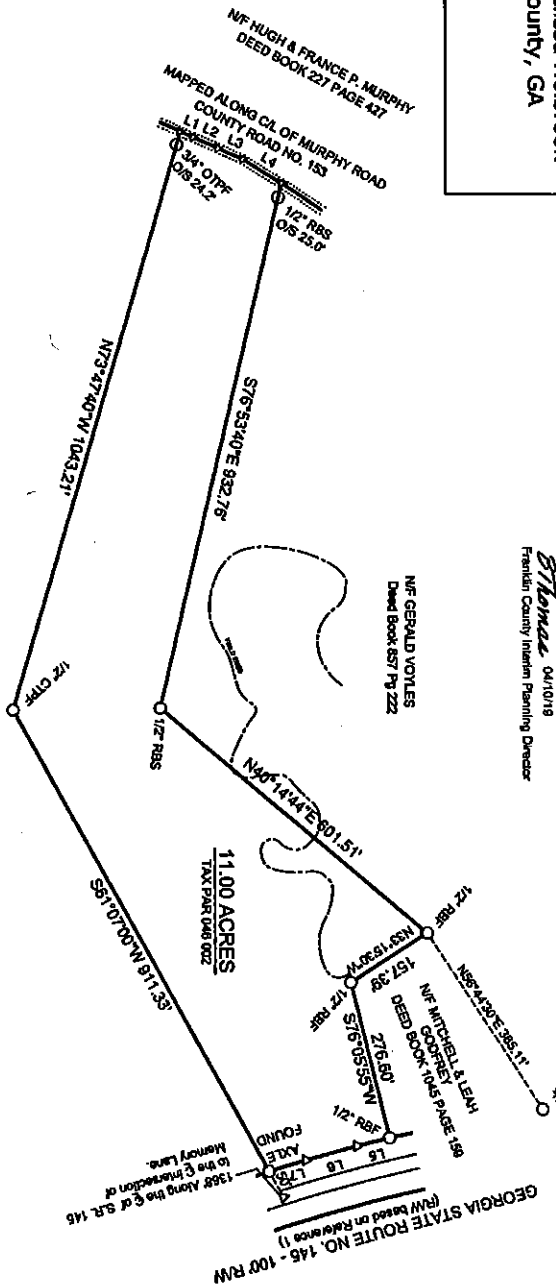
**LEGEND**

Top Pin Found	OTPF
Chimp Top Pin Found	CTPF
Chimp Top Pin Set	RSP
Robor Found	RBF
Robor Set	RBS
Building Line	B/L
Utility Line	U/L
New or Temporary	N or F
Overhead Wire	O/W
Not to Scale	Not to Scale
Calculated Point	Calculated Point

As required by subsection (d) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval, certification, signature, stamp, or statement hereon. Such approvals or affirmations should be obtained with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

*William J. Gilbert*  
 William J. Gilbert, Ga. RLS #2845  
 04/10/19  
 Franklin County Interim Planning Director

Date: April 3, 2019



**NOTES:**

- 1) Field Date: Chain Precision: 1/88,044'; Angular Error: 1/27374.
- 2) Measurements were taken with a Solis Set 2100 on 04/03/2019 and were reduced using the Compass Rule.
- 3) Bearings are based on Reference 1.
- 4) Plat Precision: 1/172,288'.
- 5) The public record referenced hereon reflect only those records that have been reviewed by the Surveyor, and not those that have not been reviewed and do not constitute a site search or title opinion.

**REFERENCES:**

- 1) A survey for R. Stan Lester by Bartlett & Cash Land Surveyors, Inc., dated 01-08-2001.
- 2) Plat Book 24 Page 198.

Course	Bearing	Distance
L1	N 24° 03' 49" E	23.34'
L2	N 24° 00' 07" E	48.68'
L3	N 24° 04' 40" E	48.73'
L4	N 32° 01' 19" E	78.81'
L5	S 14° 09' 41" E	57.75'
L6	S 16° 39' 32" E	81.74'
L7	S 17° 12' 20" E	65.53'

NF JAMES R. & BARBARA L. DOUGLAS  
 DEED BOOK 173 PAGE 159



**landlec**  
 Surveying  
 205 WILLIAMS BRIDGE ROAD,  
 TOCOGA, GEORGIA 30877  
 PHONE: (878) 88-8532

BOUNDARY SURVEY FOR:  
**LARRY BROOKS**  
 LOCATED IN:  
 FRANKLIN COUNTY, GEORGIA

DRAWN: WJG  
 CHECKED: WJG  
 DATE: 04/03/2019  
 SCALE: 1"=200'  
 JOB NUMBER: 090623.11  
 SHEET NUMBER: 1 OF 1