

**SELLER'S PROPERTY DISCLOSURE STATEMENT
EXHIBIT " _____ "**



2020 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: 3664 ROYSTON HWY, Georgia, 30643). 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>1965</u>		
(b) Is the Property vacant?		X
If yes, how long has it been since the Property has been occupied? _____		
(c) Is the Property or any portion thereof leased?		X
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		X
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?		X
(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 DISCLOSURE EXHIBIT" GAR F322.		X
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.	X	

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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?		X
(b) Have any structural reinforcements or supports been added?		X
(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?	X	
(d) Has any work been done where a required building permit was not obtained?		X
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X
EXPLANATION: C) 2 CAR GARAGE / SHOP ON PROPERTY		

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): <u>10</u> years		
(b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	X	
(c) Is any portion of the heating and cooling system in need of repair or replacement?		X
(d) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(e) Are any fireplaces decorative only or in need of repair?		X
(f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(g) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, solar systems, etc.)?		X
EXPLANATION: B) SUNROOM		

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" 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?		X
(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>UNKNOWN</u>		
(e) Is the main dwelling served by a sewage pump?		X
(f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: <u>2016</u>	X	
(g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(h) Is there presently any polybutylene plumbing, other than the primary service line?		X
(i) Has there ever been any damage from a frozen water line, spigot, or fixture?		X
EXPLANATION: TUB STOPPER DRAIN IN MASTER NOT FUNCTIONAL PLUG		

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?	X	
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		X
EXPLANATION: <u>NEW ROOF INSTALLED AFTER HOME WAS PURCHASED IN 2016</u>		

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?		X
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		X
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		X
(d) Has there ever been any flooding?		X
(e) Are there any streams that do not flow year round or underground springs?		X
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		X
EXPLANATION:		

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)?		X
(b) Is there now or has there ever been any visible soil settlement or movement?		X
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		X
(d) Do any of the improvements encroach onto a neighboring property?		X
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?		X
(b) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		X
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>0</u>		
EXPLANATION:		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>
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? <u>NO RESTRICTIONS</u>		<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):

CUB CADET 50" ZERO TURN LAWN MOWER IS AVAILABLE FOR ADDITIONAL COST FROM SELLER.

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 but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. 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 Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, 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. This section entitled "Fixtures Checklist" shall survive Closing.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- 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
- 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 *SDP*
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

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

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- 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
- Car Charging Station
- 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

- FENCED GARDEN*
-
-
-

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

1 Seller's Signature

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

[Handwritten Signature] 8/19/2020
[Handwritten Signature]
John Young JR
8/19/2020

Additional Signature Page (F267) is attached.

See Exhibit: A - Additional Information.

3664 Royston Hwy, Hartwell GA 30643

- Purchased 4/2016. Ranch Home built 1964. 2065 sq. feet. 3 bed, 2 full baths. Large laundry room, office or craft room, large sunroom on back. Small back deck. Front porch. Attic fan. No inside steps. Renovated in 1975, 2016 thru 2018. It now sits on 3.06 acres (Purchased the adjoining 2 acres later on) containing about 41, 125 year old Pecan trees. Gas fireplace and new stove. Rest of house is electric. All light fixtures inside & out are LED except Kitchen & Sunroom lights. Entire home except kitchen & baths have original hardwood floors under the carpet. HVAC replaced by owner 2010.

Improvements

- 6/2016: New Metal Roof. Double roof now for better insulation. New matching roof on well pump house.
- 2016-2017: New 200amp breaker box installed. All house wiring removed. Replaced with new upgraded wiring & all new switches, receptacles. Baseboard & wall heaters removed. All light fixtures replaced or upgraded to LED including the attached garage. Outdoor house LED floodlights & motion detector lights installed.
- 1/2017: New ceiling fans installed in 3 bedrooms, kitchen & living room all LED lights. Bedroom fans have remote controls for fan & lights.
- 1/2017: Simplisafe Alarm system installed. Entrance doors, motion detectors.
- 1/2017: Window Source of Athens replaced all house windows with Thermal, lift inside easy access panels & screens. Lifetime Warranty.
- 3/2017: Gas line from meter to house replaced. Replaced the line for fireplace and installed a new gas oven/stove line.
- 3/2017: New main water supply line under house changed to PVC and changed to ¾" with new outside water sillcock
- 3/2017: Replaced lavatory drain in front bathroom
- 3/2017: Installed a wall outlet & light switch inside the pump house. Added LED bulb
- 3/2017: Herring Well Drilling installed new well pump, pressure switch, tank & 240V power control. 2 10" Blue filter canisters installed. Filters in garage.
- 4/2017: New concrete poured for building foundation. Purchased a new Eversafe Steel Outbuilding/shop/garage. Erected 6/2017. 24D X 35W X 12H 12 gauge walls. 2 10X10 entrance garage doors. Roof R-4.3 insulated. 4 30X30 windows, one 36X80 entrance door keyed the same as house. Built with extra HD uprights. Certified to 140mph winds & 30PSF snow load.
- 5/2017: Purchased all Black Stainless 5 door refrigerator, double gas convection/oven range, dishwasher & over stove Microwave oven.
- 5/2017: Hartwell Flooring Installed 12X24 Crystal River tile flooring in kitchen. Extra tiles in garage.
- 5/2017: Hartwell Flooring installed tile flooring in front bathroom. Extra tiles in garage.
- 9/2017: Outbuilding shop electric installed. 200amp Breaker box, 110 outlets, 1 from ceiling, 2 240volt outlets, all interior LED lights, LED dusk to dawn floodlights.
- 6/2018: New PVC water lines under house added to master bath. Master tub drain replaced to Septic Tank
- 10/2018: New double garage door & track installed on house garage.
- 10/2018: New 40gallon water heater from HD installed by electrician. New Safelock water proof plank flooring added and drain recovery. New Emergency electric shut-off installed on wall
- 3/2020: New toilet and water supply installed in front bathroom



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS ("LEAD-BASED PAINT EXHIBIT") EXHIBIT " _____ "



2020 Printing

This Exhibit pertains to that certain Property known as: 3664 Boynton Hwy, Hartwell, Georgia 30643

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER/LANDLORD AND BUYER/TENANT, AND THE BUYER/TENANT PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER/TENANT AND SELLER/LANDLORD ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

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.

2. Seller's/Landlord's Disclosure. (Initials of Seller / Landlord)

A. Presence of lead-based paint and/or lead-based 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. [initial all that apply below]:

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: [initial 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)

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

1 Seller/Landlord Signature Date 8/17/20

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

Listing Broker Date 8/19/20

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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After Recording, Please Return to:
Ridgway & Ridgway, LLP
P. O. Box 710
Hartwell, GA 30643
706-376-3991

TRUSTEE'S DEED

**(NO TITLE SEARCH PERFORMED AND NO TITLE OPINION RENDERED
BY RIDGWAY & RIDGWAY, LLP)**

.....
State of Georgia
County of Hart

THIS INDENTURE, made and entered into as of this 11th day of August, in the year of our Lord, Two Thousand and Twenty, between

**John Young, Jr., as Trustee
of the John Young, Jr. and Judy Ann Young Revocable Living Trust dated May 24, 2019**

of 1445 SW Manor Lake Drive, Lee's Summit, MO 64082, as party of the first part, hereinafter referred to as Grantor, and

John Young, Jr.

of 1445 SW Manor Lake Drive, Lee's Summit, MO 64082 as party of the second part, hereinafter referred to as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits, and, when appropriate, any kind of entity, either gender, and both singular and plural).

NOW THEREFORE WITNESSETH THAT, Grantor, in consideration of the sum of Fifty-Six Thousand and No/100 Dollars (\$56,000.00) and for other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby grant, remise, alien, convey and confirm unto Grantee all of its right, title and interest, claim or demand in and to the following described real property to wit:

All that tract or parcel of land lying and being in the 1112th G.M. District, Hart County, Georgia, containing, 0.498 acre, more or less, designated as Tract A on a Plat of Survey for John Young, Jr. and Judy Ann Young dated March 20, 2017, prepared by Bauknight & Associates, Inc., Georgia Registered Land Surveyors, recorded in Plat Book 07317, Page 64, Hart County, Georgia, Records. Said plat and the recordation thereof is by reference incorporated herein in aid of this description.

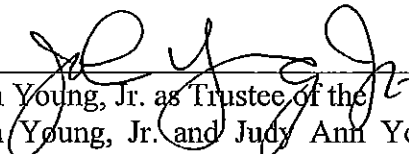
This is a portion of the property conveyed in a Warranty Deed dated March 29, 2017 from Janice L. David and Barbara L. Berkowitz to John Young, Jr. and Judy Ann Young and recorded in Deed Book 815, Pages 657-658 in the Office of the Clerk of Superior Court of Hart County, Georgia.

This is the same property conveyed in a Quitclaim Deed dated August 8, 2019 from John Young, Jr. and Judy Ann Young to The John Young, Jr. and Judy Ann Young Revocable Living Trust Dated May 24, 2019 and recorded in Deed Book 875, Pages 756-760 in the Office of the Clerk of Superior Court of Hart County, Georgia.

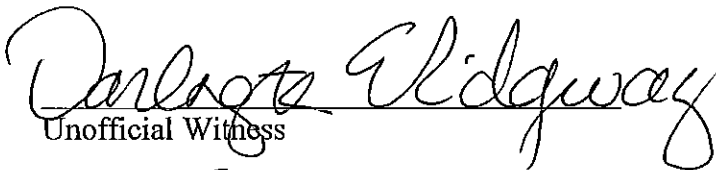
The trust instrument under which the Grantor/Grantee herein holds title provides, inter alia, for the power of the Trustee and any successor Trustee to sell, mortgage, transfer, lease or otherwise convey full and legal title to the above property upon such terms and conditions as the then acting Trustee deems advisable under all circumstances, without the approval or consent of any court or any beneficiary named in the trust.

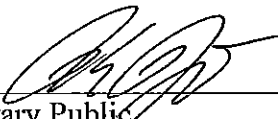
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, in fee simple.

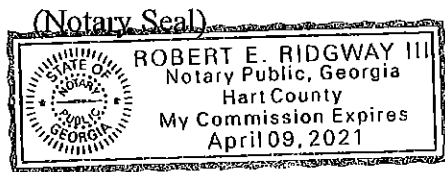
IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year first herein written.

 (SEAL)
John Young, Jr. as Trustee of the
John Young, Jr. and Judy Ann Young Revocable
Living Trust dated May 24, 2019

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public
My Commission Expires: 4/9/2021



*RETURN TO:
RIDGWAY & RIDGWAY, LLP
Attorneys at Law
P. O. Box 710
Hartwell, Georgia 30643
(706) 376-3991*

DEED OF ASSENT

(Probate Estate)

(No Title Search Performed and No Title Opinion Rendered by Ridgway & Ridgway, LLP)

State of Georgia,
County of Hart.

A conveyance made this 11th day of August, 2020 from

JOHN YOUNG, JR.

as the duly appointed and acting Executor of the Last Will and Testament of **Judy Ann Young** late of Hart County, Georgia, of 1445 SW Manor Lake Drive, Lee's Summit, MO 64082 as GRANTOR to

JOHN YOUNG, JR.

of 1445 SW Manor Lake Drive, Lee's Summit, MO 64082 as GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context requires or permits, and, when appropriate, any kind of entity, either gender, and both singular and plural).

WITNESSETH:

(a) GRANTOR is the duly qualified and acting Executor of the Last Will and Testament of Judy Ann Young, late of Hart County, Georgia, who died on November 20, 2019, seized and possessed of the property hereinafter described, as well as other property.

(b) Said Last Will and Testament was probated and admitted to record in the Probate Court of Hart County, Georgia, on July 15, 2020.

(c) In Section 4 of said will, Judy Ann Young bequeathed and devised to GRANTEE, her entire estate, to be GRANTEE'S absolutely, in fee simple, including the real property hereinafter described.

(d) GRANTOR has paid all of the debts of the Estate of Judy Ann Young.

NOW THEREFORE, in order to evidence the assent of GRANTOR to the devise to GRANTEE of the property hereinafter described and to vest in GRANTEE, the title to said property vested in said Judy Ann Young at the time of her death, GRANTOR hereby grants and conveys unto GRANTEE, the following described real property, to-wit:

Parcel One

A one-half undivided interest in and to all that tract or parcel of land lying and being in G.M.D. 1112 of Hart County, Georgia, and 1.002 acres as depicted on that certain plat of survey for Mrs. Charlie Lewis dated December 19, 2002, prepared by W. Slate Bauknight, Georgia RLS No. 2534 ("The Plat"), and being more particularly described per the plat as follows:

To find the Point of Beginning, begin at the intersection of the Northern right-of-way of U.S. Highway No. 29 (Variable right-of-way - 70 foot right-of-way at this point) with County Paved Road No. 71; run thence South 80 degrees 14 minutes 50 seconds West a distance 290.25 feet to an iron pin found at the point of beginning; run thence South 20 degrees 00 minutes 00 seconds East a distance of 10.05 feet to an iron pin found on the Northern right-of-way of U.S. Highway No. 29 (Variable right-of-way - 60 foot right of way at this point); run thence along the Northern right-of-way of U.S. Highway No. 29 South 70 degrees 13 minutes 20 seconds West a distance of 133.08 feet to an iron pin set; thence leaving the Northern right-of-way of U.S. Highway No. 29, run North 15 degrees 09 minutes 00 seconds West a distance of 278.00 feet to an iron pin set; run thence North 73 degrees 36 minutes 40 seconds East a distance of 123.63 feet to an iron pin set; run thence North 30 degrees 17 minutes 30 seconds East a distance of 153.23 feet to an iron pin set; run thence South 54 degrees 18 minutes 00 seconds East a distance of 19.07 feet to an iron pin set; run thence South 24 degrees 15 minutes 20 seconds West a distance of 131.98 feet to an iron pin set; run thence South 08 degrees 29 minutes 40 seconds East a distance of 252.36 feet to the point of beginning.

This is the same property conveyed in a Limited Warranty Deed dated April 29, 2016 from Wells Fargo Bank, N.A. to John Young, Jr. and Judy Ann Young and recorded in Deed Book 794, Pages 449-452 in the Office of the Clerk of Superior Court of Hart County, Georgia.

This is also the same property referenced in a Quitclaim Deed dated May 19, 2016 from Janice L. David and Barbara L. Berkowitz as Co-Executors of the Last Will and testament of Geneese Lewis a/k/a Geneese F. Lewis to John Young, Jr. and Judy Ann Young and recorded in Deed Book 794, Pages 453-454 in the Office of the Clerk of Superior Court of Hart County, Georgia.

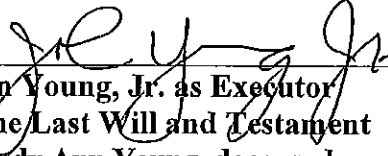
Parcel Two

A one-half undivided interest in and to all that tract or parcel of land lying and being in the 1112th G.M. District, Hart County, Georgia, containing, 1.577 acres, more or less, designated as Tract B on a Plat of Survey for John Young, Jr. and Judy Ann Young dated March 20, 2017, prepared by Bauknight & Associates, Inc., Georgia Registered Land Surveyors, recorded in Plat Book 07317, Page 64, Hart County, Georgia, Records. Said plat and the recordation thereof is by reference incorporated herein in aid of this description.

This is a portion of the property conveyed in a Warranty Deed dated March 29, 2017 from Janice L. David and Barbara L. Berkowitz to John Young, Jr. and Judy Ann Young and recorded in Deed Book 815, Pages 657-658 in the Office of the Clerk of Superior Court of Hart County, Georgia.

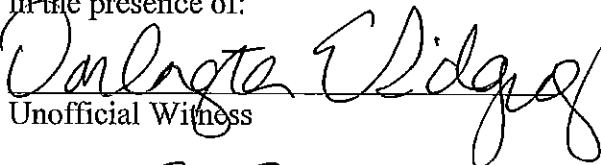
TO HAVE AND TO HOLD the real property described above, together with the improvements thereon and all and singular the rights, members and appurtenances thereunto belonging or in any manner appertaining to the only proper benefit and behoof of GRANTEE forever in FEE SIMPLE.

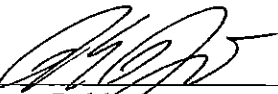
IN WITNESS WHEREOF, GRANTOR has hereunto signed, sealed and delivered these presents on this the day and year first above written.



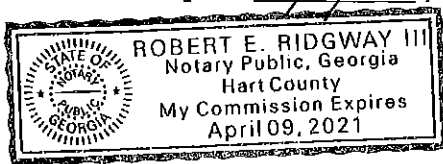
John Young, Jr. as Executor
of the Last Will and Testament
of Judy Ann Young, deceased (SEAL)

Signed, sealed and delivered
in the presence of:


Unofficial Witness

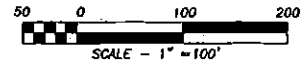


Notary Public
My commission expires: 4/9/2021



AREA SUMMARY

TRACT	AREA
A	0.498 ACRES
B	1.577 ACRES
TOTAL	2.075 ACRES



TRACT A AND TRACT B WILL BE ADDED TO THE ADJOINING PARCEL, TAX PARCEL ID: C45 051 002

CALLS AROUND WELL EASEMENT

Course	Bearing	Distance
E1	N 44°14'10" W	40.41'
E2	N 68°04'20" E	66.17'
E3	S 29°54'26" E	30.00'
E4	S 60°07'36" W	55.63'

Met. Dist. PLAT
Revised: 03/12/11 01:14PM
FRANCIS GRAY
Chief Surveyor, HART County, Ga.
No. 02311-01-004
Penalty \$5.00
Mailing: P.O. Box
Hartsville, GA 31140-0041

JANICE L. & JAMES A. DAVID
P.B.: 2F/163

JAMES DAVID SANDERS
P.B.: 34/489

EXEMPT PLAT
NOT REQUIRED IN ACCORDANCE WITH DEVELOPMENT STANDARDS OF HART COUNTY

3/2/17

IPF LEGEND:
IPF(1) = IPF (1/2" RBR)
IPF(2) = IPF (AXLE)

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plot Act O.C.G.A. 15-6-87.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A LEICA TCR405
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 101,350 FEET AND AN ANGULAR ERROR OF .2 SEC. PER ANGLE POINT AND WAS ADJUSTED USING THE NADWADYNI RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 720,075 FEET.

I HEREBY CERTIFY, THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS AND REQUIREMENTS OF THE LAW.

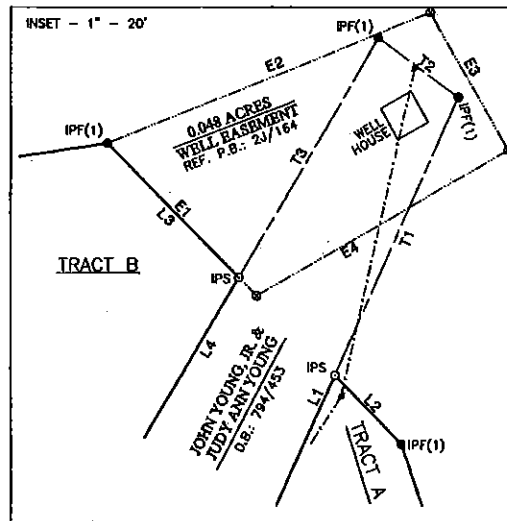
CALLS AROUND P/L

Course	Bearing	Distance
L1	N 24°17'15" E	74.01'
L2	S 44°14'10" E	18.36'
L3	S 44°14'10" E	36.65'
L4	S 30°17'55" W	100.68'

TIES AROUND P/L

Course	Bearing	Distance
T1	N 24°17'15" E	67.98'
T2	N 54°10'45" W	19.10'
T3	S 30°17'55" W	62.66'
T4	S 20°00'36" E	10.06'

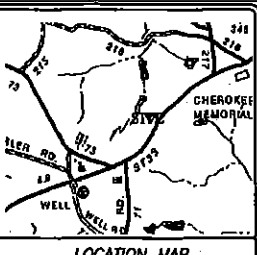
NOTES:
1) SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) TRACT A & B WILL BE ADDED TO THE ADJOINING PARCEL, TAX PARCEL ID: C45 051 002



O.M.D.: 1112
COUNTY: HART
CITY: N/A

SURVEY FOR: **JOHN YOUNG, JR. & JUDY ANN YOUNG**

STATE: GEORGIA
DATE: MARCH 20, 2017
SCALE: 1" = 100'
ORD FILE: 16176
DWO FILE: 16176B
PARTY CHECK: P.M.O.
DRAWN BY: R.S.R.
PLAT BR/PG: 21/164
DEED BR/PG: 715/475
TAX P.I.D.: C45 051 002A
REVISIONS:



LEGEND:
O = POB ONLY
● = IRON PIN SET
○ = IRON PIN FOUND
IPF = 1/2" REBAR SET
IPF = IRON PIN FOUND
RFB = REBAR FOUND
CIT = CRIMP TOP PIPE FND.
CIT = OPEN TOP PIPE FND.
CMF = CONCRETE MONUMENT FND.
GMF = GRANITE MONUMENT FND.
AF = ANGLE IRON FOUND
SPW = SADDLEWOOD SPIKE SET
PMS = PK NAIL SET
O/S = OFFSET
E = PROPERTY LINE
E = CENTERLINE
--- = OVERHEAD POWERLINE
--- = SANITARY SEWER
--- = FENCE
P.O.B. = POINT OF BEGINNING
B.S. = BUILDING SETBACK



BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYING
W. SLATE BAUKNIGHT
GA RLS #2534 SC RLS #20471
C.O.A. #LS000602
109 N. Jackson Street Hartwell, GA 30643
706-376-5946 (office) 888-376-5946 (toll free)
www.lakeharwellsurveyors.com