



FORT REALTY

# 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: 573 Cherokee Ridge Rd Hartwell, 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>1988</u>		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____		X
(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:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): <u>unknown</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:

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>4</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: _____	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:

Cleared & inspected in July 2018 @ time of purchase.

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>unknown</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?	X	X
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	X	

EXPLANATION:  
 Front part of garage above middle door was repaired after tree branch fell and poked a small hole in roof.  
 Several small leaks have been repaired - sources: open holes from satellite dish removal, flashing around chimney & vents

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:  
 Previous owner had a radon mitigation system installed. During heavy rainfall in Feb 2020, water flowed through that system into basement due to system being improperly installed & not correctly sealed. Flooring replaced. Radon system was inspected & fixed by Atlanta Radon. Letter attached.

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? <u>N/A</u>		
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?		X
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		X
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		X
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?		X
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		X
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		X
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		X
(e) Is the Property subject to a threatened or pending condemnation action?		X
(f) How many insurance claims have been filed during Seller's ownership? <i>1 property claim</i>		
EXPLANATION: <i>In Feb 2020, claim filed for water in basement due to improperly installed radon mitigation system.</i>		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		X
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?		X
<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):**

**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.

- |   |  |  |  |
|---|--|--|--|
| <p><b>Appliances</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Clothes Dryer</li> <li><input type="checkbox"/> Clothes Washing Machine</li> <li><input type="checkbox"/> Dishwasher</li> <li><input checked="" type="checkbox"/> Garage Door Opener</li> <li><input type="checkbox"/> Garbage Disposal</li> <li><input type="checkbox"/> Ice Maker</li> <li><input checked="" type="checkbox"/> Microwave Oven</li> <li><input checked="" type="checkbox"/> Oven</li> <li><input type="checkbox"/> Refrigerator w/o Freezer</li> <li><input checked="" type="checkbox"/> Refrigerator/Freezer</li> <li><input type="checkbox"/> Free Standing Freezer</li> <li><input checked="" type="checkbox"/> Stove</li> <li><input checked="" type="checkbox"/> Surface Cook Top</li> <li><input type="checkbox"/> Trash Compactor</li> <li><input checked="" type="checkbox"/> Vacuum System</li> <li><input type="checkbox"/> Vent Hood</li> <li><input type="checkbox"/> Warming Drawer</li> <li><input type="checkbox"/> Wine Cooler</li> </ul> <p><b>Home Media</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Amplifier</li> <li><input type="checkbox"/> Cable Jacks</li> <li><input type="checkbox"/> Cable Receiver</li> <li><input type="checkbox"/> Cable Remotes</li> <li><input type="checkbox"/> Intercom System</li> <li><input type="checkbox"/> Internet HUB</li> <li><input type="checkbox"/> Internet Wiring</li> <li><input type="checkbox"/> Satellite Dish</li> <li><input type="checkbox"/> Satellite Receiver</li> <li><input type="checkbox"/> Speakers</li> <li><input type="checkbox"/> Speaker Wiring</li> <li><input type="checkbox"/> Switch Plate Covers</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Television (TV)</li> <li><input type="checkbox"/> TV Antenna</li> <li><input type="checkbox"/> TV Mounts/Brackets</li> <li><input type="checkbox"/> TV Wiring</li> </ul> <p><b>Interior Fixtures</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Ceiling Fan</li> <li><input type="checkbox"/> Chandelier</li> <li><input type="checkbox"/> Closet System</li> <li><input type="checkbox"/> Fireplace (FP)</li> <li><input type="checkbox"/> FP Gas Logs</li> <li><input checked="" type="checkbox"/> FP Screen/Door</li> <li><input type="checkbox"/> FP Wood Burning Insert</li> <li><input checked="" type="checkbox"/> Light Bulbs</li> <li><input checked="" type="checkbox"/> Light Fixtures</li> <li><input type="checkbox"/> Mirrors                     <ul style="list-style-type: none"> <li><input type="checkbox"/> Wall Mirrors</li> <li><input type="checkbox"/> Vanity (hanging) Mirrors</li> </ul> </li> <li><input type="checkbox"/> Shelving Unit &amp; System</li> <li><input checked="" type="checkbox"/> Shower Head/Sprayer</li> <li><input type="checkbox"/> Storage Unit/System</li> <li><input checked="" type="checkbox"/> Window Blinds (and Hardware)</li> <li><input checked="" type="checkbox"/> Window Shutters (and Hardware)</li> <li><input checked="" type="checkbox"/> Window Draperies (and Hardware)</li> <li><input type="checkbox"/> Unused Paint</li> </ul> <p><b>Landscaping / Yard</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Arbor</li> <li><input type="checkbox"/> Awning</li> <li><input type="checkbox"/> Basketball Post and Goal</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Birdhouses</li> <li><input type="checkbox"/> Boat Dock</li> <li><input checked="" type="checkbox"/> Fence - Invisble</li> <li><input type="checkbox"/> Dog House</li> <li><input type="checkbox"/> Flag Pole</li> <li><input type="checkbox"/> Gazebo</li> <li><input type="checkbox"/> Irrigation System</li> <li><input type="checkbox"/> Landscaping Lights</li> <li><input checked="" type="checkbox"/> Mailbox</li> <li><input checked="" type="checkbox"/> Out/Storage Building</li> <li><input type="checkbox"/> Porch Swing</li> <li><input type="checkbox"/> Statuary</li> <li><input type="checkbox"/> Stepping Stones</li> <li><input type="checkbox"/> Swing Set</li> <li><input type="checkbox"/> Tree House</li> <li><input type="checkbox"/> Trellis</li> <li><input type="checkbox"/> Weather Vane</li> </ul> <p><b>Recreation</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Aboveground Pool</li> <li><input type="checkbox"/> Gas Grill</li> <li><input type="checkbox"/> Hot Tub</li> <li><input type="checkbox"/> Outdoor Furniture</li> <li><input type="checkbox"/> Outdoor Playhouse</li> <li><input type="checkbox"/> Pool Equipment</li> <li><input type="checkbox"/> Pool Chemicals</li> <li><input type="checkbox"/> Sauna</li> </ul> <p><b>Safety</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Alarm System (Burglar)</li> <li><input type="checkbox"/> Alarm System (Smoke/Fire)</li> <li><input type="checkbox"/> Security Camera</li> <li><input type="checkbox"/> Carbon Monoxide Detector</li> <li><input type="checkbox"/> Doorbell</li> <li><input type="checkbox"/> Door &amp; Window Hardware</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Fire Sprinkler System</li> <li><input type="checkbox"/> Gate</li> <li><input type="checkbox"/> Safe (Built-In)</li> <li><input type="checkbox"/> Smoke Detector</li> <li><input type="checkbox"/> Window Screens</li> </ul> <p><b>Systems</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> A/C Window Unit</li> <li><input type="checkbox"/> Air Purifier</li> <li><input type="checkbox"/> Whole House Fan</li> <li><input type="checkbox"/> Attic Ventilator Fan</li> <li><input type="checkbox"/> Ventilator Fan</li> <li><input type="checkbox"/> Car Charging Station</li> <li><input type="checkbox"/> Dehumidifier</li> <li><input type="checkbox"/> Generator</li> <li><input type="checkbox"/> Humidifier</li> <li><input type="checkbox"/> Propane Tank</li> <li><input type="checkbox"/> Propane Fuel In Tank</li> <li><input type="checkbox"/> Fuel Oil Tank</li> <li><input type="checkbox"/> Fuel Oil In Tank</li> <li><input type="checkbox"/> Sewage Pump</li> <li><input type="checkbox"/> Solar Panel</li> <li><input type="checkbox"/> Sump Pump</li> <li><input type="checkbox"/> Thermostat</li> <li><input type="checkbox"/> Water Purification System</li> <li><input type="checkbox"/> Water Softener System</li> <li><input checked="" type="checkbox"/> Well Pump</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> <li><input type="checkbox"/> _____</li> </ul> |
|---|--|--|--|

**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

Ronda K Salazar

\_\_\_\_\_  
Print or Type Name

10 Aug 2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
2 Seller's Signature

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Date

Additional Signature Page (F267) is attached.





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

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HART SUPERIOR COURT

2018 JUL 19 PM 12: 59

*Frankie H. Gray*  
FRANKIE H. GRAY, CLERK

RECORDED  
Book 848 Page 196-197  
Date 7-19-2018  
Frankie Gray, Clerk

Hart County, Georgia  
Recorder-Deed Office  
Page: 270.02  
Date: 7-19-2018  
Frankie Gray, Clerk

**LIMITED WARRANTY DEED**

State of Georgia,  
County of Hart.

THIS INDENTURE, made and entered into on the 18<sup>th</sup> day of July, 2018, between

**BOBBY L. SHAW AS TRUSTEE OF THE  
SHAW FAMILY TRUST DATED JULY 24, 1995**

of 573 Cherokee Ridge Road, Canon, GA 30520, (hereinafter referred to as "Grantor") and

**RONDA KAYE SALAZAR**

of 573 Cherokee Ridge Road, Canon, GA 30520, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns, where the context requires or permits and when appropriate, any kind of entity, individually or fiduciary and either gender and both singular and plural).

**WITNESSETH:**

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, transferred, assigned, conveyed and confirmed, and does hereby grant, bargain, sell, alien, transfer, assign, convey and confirm unto Grantee the real property described as follows:

All that tract or parcel of land, with improvements thereon, containing 8.384 acres, more or less, in the 1112<sup>th</sup> G.M. District of Hart County, Georgia, designated as Tract #18, bounded, now or formerly, as follows: On the Northeast by 50' right-of-way of Co. Pvd. Rd. #468 (Cherokee Ridge Rd.); on the East by Centerline of Branch; on the Southwest by property of Joel M. & Trudy E. Johnson and property of Elaine Shaw; and on the West by property of Gary R. & Maureen Mazurek. Said property is more particularly described on a Plat of Survey dated July 16, 2018, prepared by Bauknight & Associates, Inc. Land Surveying, Georgia Registered Land Surveyors, for Ronda K. Salazar, recorded in Plat Book 07318, Page 0156, Hart County, Georgia, Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

The above-described property is the same property conveyed by Warranty Deed dated July 24, 1995, from Bobby L. Shaw and Patricia R. Shaw to Bobby L. Shaw and Patricia R. Shaw, Trustees of the Shaw Family Living Trust dated July 24, 1995, recorded in Deed Book 278, Pages 297-298, Hart County, Georgia, Deed Records.

TO HAVE AND TO HOLD the real property, 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 Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any person owning, holding or claiming by, through or under Grantor.

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

Bobby L. Shaw (SEAL)  
Bobby L. Shaw as Trustee of the  
SHAW FAMILY TRUST dated July 24, 1995

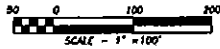
Signed, sealed and delivered  
in the presence of:

Sherry Wheeler  
Unofficial Witness

[Signature]  
Notary Public  
My Comm. Expires: 4/9/21

(Notary Seal)

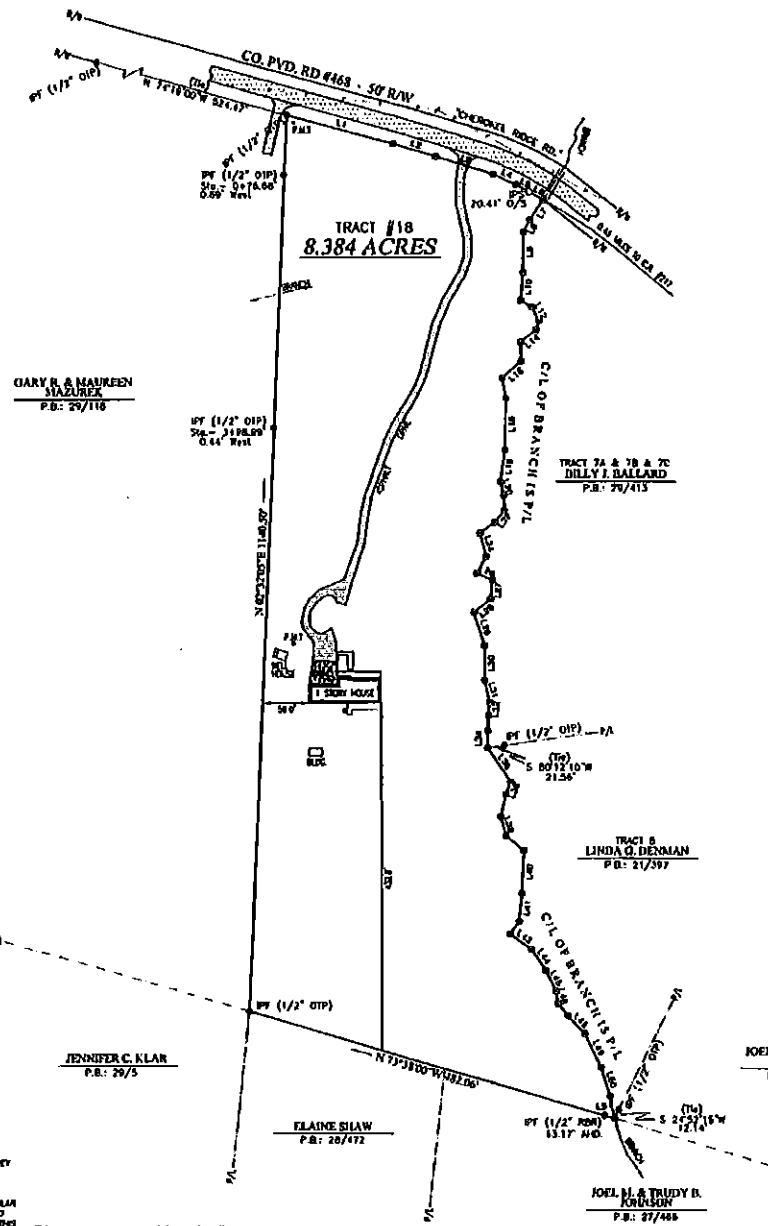




Plot Doc: PLAT  
 Received 07/16/2018 03:28PM  
**FRANKIE ORAY**  
 Clerk Superior Court, HART County,  
 Ga.  
 BS 97318 Pt 0186  
 Penalty: \$0.00  
 Interest: \$0.00  
 Participants: 6211409381

RESERVED FOR THE CLERK OF COURT

NOTE THIS IS A RE-Tracement SURVEY OF PLAT BOOK 23 PAGE 111



**CALLS ALONG R/W OF C.R. #468**

Course	Bearing	Distance
C1	175°11'00\"/>	150.00'
C2	175°11'00\"/>	150.00'
C3	175°11'00\"/>	150.00'
C4	175°11'00\"/>	150.00'
C5	175°11'00\"/>	150.00'
C6	175°11'00\"/>	150.00'
C7	175°11'00\"/>	150.00'
C8	175°11'00\"/>	150.00'

**CALLS ALONG C/L OF BRANCH**

Course	Bearing	Distance
C1	175°11'00\"/>	150.00'
C2	175°11'00\"/>	150.00'
C3	175°11'00\"/>	150.00'
C4	175°11'00\"/>	150.00'
C5	175°11'00\"/>	150.00'
C6	175°11'00\"/>	150.00'
C7	175°11'00\"/>	150.00'
C8	175°11'00\"/>	150.00'
C9	175°11'00\"/>	150.00'
C10	175°11'00\"/>	150.00'
C11	175°11'00\"/>	150.00'
C12	175°11'00\"/>	150.00'
C13	175°11'00\"/>	150.00'
C14	175°11'00\"/>	150.00'
C15	175°11'00\"/>	150.00'
C16	175°11'00\"/>	150.00'
C17	175°11'00\"/>	150.00'
C18	175°11'00\"/>	150.00'
C19	175°11'00\"/>	150.00'
C20	175°11'00\"/>	150.00'
C21	175°11'00\"/>	150.00'
C22	175°11'00\"/>	150.00'
C23	175°11'00\"/>	150.00'
C24	175°11'00\"/>	150.00'
C25	175°11'00\"/>	150.00'
C26	175°11'00\"/>	150.00'
C27	175°11'00\"/>	150.00'
C28	175°11'00\"/>	150.00'
C29	175°11'00\"/>	150.00'
C30	175°11'00\"/>	150.00'
C31	175°11'00\"/>	150.00'
C32	175°11'00\"/>	150.00'
C33	175°11'00\"/>	150.00'
C34	175°11'00\"/>	150.00'
C35	175°11'00\"/>	150.00'
C36	175°11'00\"/>	150.00'
C37	175°11'00\"/>	150.00'
C38	175°11'00\"/>	150.00'
C39	175°11'00\"/>	150.00'
C40	175°11'00\"/>	150.00'
C41	175°11'00\"/>	150.00'
C42	175°11'00\"/>	150.00'
C43	175°11'00\"/>	150.00'
C44	175°11'00\"/>	150.00'
C45	175°11'00\"/>	150.00'
C46	175°11'00\"/>	150.00'
C47	175°11'00\"/>	150.00'
C48	175°11'00\"/>	150.00'
C49	175°11'00\"/>	150.00'
C50	175°11'00\"/>	150.00'
C51	175°11'00\"/>	150.00'
C52	175°11'00\"/>	150.00'
C53	175°11'00\"/>	150.00'
C54	175°11'00\"/>	150.00'
C55	175°11'00\"/>	150.00'
C56	175°11'00\"/>	150.00'
C57	175°11'00\"/>	150.00'
C58	175°11'00\"/>	150.00'
C59	175°11'00\"/>	150.00'
C60	175°11'00\"/>	150.00'
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C66	175°11'00\"/>	150.00'
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C68	175°11'00\"/>	150.00'
C69	175°11'00\"/>	150.00'
C70	175°11'00\"/>	150.00'
C71	175°11'00\"/>	150.00'
C72	175°11'00\"/>	150.00'
C73	175°11'00\"/>	150.00'
C74	175°11'00\"/>	150.00'
C75	175°11'00\"/>	150.00'
C76	175°11'00\"/>	150.00'
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C78	175°11'00\"/>	150.00'
C79	175°11'00\"/>	150.00'
C80	175°11'00\"/>	150.00'
C81	175°11'00\"/>	150.00'
C82	175°11'00\"/>	150.00'
C83	175°11'00\"/>	150.00'
C84	175°11'00\"/>	150.00'
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C86	175°11'00\"/>	150.00'
C87	175°11'00\"/>	150.00'
C88	175°11'00\"/>	150.00'
C89	175°11'00\"/>	150.00'
C90	175°11'00\"/>	150.00'
C91	175°11'00\"/>	150.00'
C92	175°11'00\"/>	150.00'
C93	175°11'00\"/>	150.00'
C94	175°11'00\"/>	150.00'
C95	175°11'00\"/>	150.00'
C96	175°11'00\"/>	150.00'
C97	175°11'00\"/>	150.00'
C98	175°11'00\"/>	150.00'
C99	175°11'00\"/>	150.00'
C100	175°11'00\"/>	150.00'

GARY R. & MAUREEN MAZUREK  
 P.B.: 29/116

TRACT 7A & 7B & 7C  
 BILLY J. BALLARD  
 P.B.: 76/413

TRACT 8  
 LINDA D. BENJAMIN  
 P.B.: 21/397

JENNIFER C. KLAN  
 P.B.: 29/5

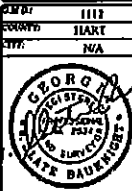
FLAINE SIAW  
 P.B.: 20/472

TRACT 9  
 JOEL M. & TRUDY B. JOHNSON  
 P.B.: 21/397

JOEL M. & TRUDY B. JOHNSON  
 P.B.: 27/466

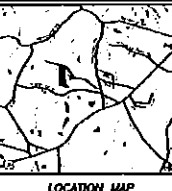
THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A TECH 10000.  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENT OF ONE Tenth 0.10. FEET AND AN ANGULAR ERROR OF 3.1 SEC PER ANGULAR FOOT AND WAS ADJUSTED USING SIDE-SWEEP. ALL THIS PLAT HAS BEEN CALCULATED FOR ERROR AND IS FOUND TO BE ACCURATE WITHIN ONE Tenth 0.10 FEET.  
 I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STATUTORY STANDARDS AND REQUIREMENTS OF THE L.R.C.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



**Ronda K. Salazar**  
 SURVEY FOR  
**BAUKNIGHT & ASSOCIATES, INC. LAND SURVEYORS**  
**W. SLATE BAUKNIGHT**  
 GA NLS #2334 SCRLS #0471  
 C.O.# APL300602  
 109 N. Jackson Street Hartwell, GA 30641  
 706.516.6916 (office) 706.578.2916 (cell fax)  
 www.baunknight.com

STATE: GEORGIA  
 PLAT DATE: 07/16/18  
 FIELD DATE: 06/28/18  
 SCALE: 1" = 100'  
 JOB NO.: 18154  
 JOB FILE: 18154  
 PARTY NAME: PSMO  
 SURVEY BY: RSK  
 MORN DATE: 2/12/2017  
 PLAT NO./P: 23/111  
 FAX #3A: CA8 076



LEGEND  
 0 - POINT ONLY  
 S - SECTION PIN SET  
 S/P - BURN PIN FOLDED  
 S/P - 1/2\"/>

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, RESTRICTIONS, COVENANTS, CHESHIPSHIP TITLE (NOTICE) OR ANY OTHER FACTS THAT MAY AFFECT CURRENT TITLE. SURVEYOR'S SEARCH MAY REVEAL