



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: 82 Peach Lane Roxton, Georgia, 30062). 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>2006</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (b) Is the Property vacant? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If yes, how long has it been since the Property has been occupied? <u>N/A</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| (c) Is the Property or any portion thereof leased? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| (d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

EXPLANATION: There are covenants, conditions, and restrictions for the Cobb Walk subdivision, but I've never seen a copy of them. No HOA or dues.

| 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

| 5. SYSTEMS and COMPONENTS: | YES | NO |
|---|-----|----|
| (a) Approximate age of HVAC system(s): <u>2/14</u> years | | |
| (b) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system? | | ✓ |
| (c) Is any portion of the heating and cooling system in need of repair or replacement? | | ✓ |
| (d) Does any dwelling or garage have aluminum wiring other than in the primary service line? | | ✓ |
| (e) Are any fireplaces decorative only or in need of repair? | | ✓ |
| (f) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco? | | ✓ |
| (g) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, solar systems, etc.)? | | ✓ |
| EXPLANATION: | | |

| 6. SEWER/PLUMBING RELATED ITEMS: | YES | NO |
|--|-----|----|
| (a) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input 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? | | ✓ |
| (c) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input 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>N/A</u> | | |
| (e) Is the main dwelling served by a sewage pump? | | ✓ |
| (f) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, please give the date of last service: <u>N/A</u> | | ✓ |
| (g) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom? | | ✓ |
| (h) Is there presently any polybutylene plumbing, other than the primary service line? | | ✓ |
| (i) Has there ever been any damage from a frozen water line, spigot, or fixture? | | ✓ |
| EXPLANATION: | | |

| 7. ROOFS, GUTTERS, and DOWNSPOUTS: | | YES | NO |
|------------------------------------|--|-----|----|
| (a) | Approximate age of roof on main dwelling: <u>14</u> years. | | |
| (b) | Has any part of the roof been repaired during Seller's ownership? | | |
| (c) | Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts? | | ✓ |

EXPLANATION:

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

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)? | | ✓ |
| (b) | Is there now or has there ever been any visible soil settlement or movement? | | ✓ |
| (c) | Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner? | | ✓ |
| (d) | Do any of the improvements encroach onto a neighboring property? | | ✓ |

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? | | ✓ |
| (b) | Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company? | ✓ | |
| | If yes, is it transferable? <u>?</u> What is the cost? \$ <u>?</u> | | |
| | If yes, company name/contact: <u>American Pest Control/Hartwell</u> | | |
| | Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only | | |
| | Expiration Date <u>?</u> Renewal Date <u>?</u> | | |
| (c) | Is there a cost to maintain the bond, warranty or service contract? | | |
| | If yes, what is the annual cost? \$ <u>?</u> | | |

EXPLANATION: Pest control/termite inspection provided by American Pest Control in Hartwell, Ga. Prevention is quarterly.

| 11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS: | YES | NO |
|---|-----|----|
| (a) Are there any underground tanks or toxic or hazardous substances such as asbestos? | | ✓ |
| (b) Has Methamphetamine ("Meth") ever been produced on the Property? | | ✓ |
| (c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances? | | ✓ |
| 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? | | ✓ |
| (b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction? | | ✓ |
| (c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims? | | ✓ |
| (d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property? | | ✓ |
| (e) Is the Property subject to a threatened or pending condemnation action? | | ✓ |
| (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? | | ✓ |
| 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? | | ✓ |
| <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>Appliances</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Clothes Dryer <input checked="" type="checkbox"/> Clothes Washing Machine <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Garage Door Opener <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Ice Maker <input checked="" type="checkbox"/> Microwave Oven <input checked="" type="checkbox"/> Oven <input type="checkbox"/> Refrigerator w/o Freezer <input checked="" type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Free Standing Freezer <input checked="" type="checkbox"/> Stove <input type="checkbox"/> Surface Cook Top <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Vacuum System <input type="checkbox"/> Vent Hood <input type="checkbox"/> Warming Drawer <input type="checkbox"/> Wine Cooler <p>Home Media</p> <ul style="list-style-type: none"> <input type="checkbox"/> Amplifier <input type="checkbox"/> Cable Jacks <input type="checkbox"/> Cable Receiver <input type="checkbox"/> Cable Remotes <input type="checkbox"/> Intercom System <input type="checkbox"/> Internet HUB <input type="checkbox"/> Internet Wiring <input checked="" type="checkbox"/> Satellite Dish <input type="checkbox"/> Satellite Receiver <input type="checkbox"/> Speakers <input type="checkbox"/> Speaker Wiring <input checked="" type="checkbox"/> Switch Plate Covers | <ul style="list-style-type: none"> <input type="checkbox"/> Television (TV) <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input type="checkbox"/> TV Wiring <p>Interior Fixtures</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ceiling Fan <input checked="" type="checkbox"/> Chandelier <input checked="" type="checkbox"/> Closet System <input checked="" type="checkbox"/> Fireplace (FP) <input checked="" type="checkbox"/> FP Gas Logs <input type="checkbox"/> FP Screen/Door <input checked="" type="checkbox"/> FP Wood Burning Insert <input checked="" type="checkbox"/> Light Bulbs <input checked="" type="checkbox"/> Light Fixtures <input checked="" type="checkbox"/> Mirrors <ul style="list-style-type: none"> <input type="checkbox"/> Wall Mirrors <input checked="" type="checkbox"/> Vanity (hanging) <input type="checkbox"/> Mirrors <input type="checkbox"/> Shelving Unit & System <input checked="" type="checkbox"/> Shower Head/Sprayer <input type="checkbox"/> Storage Unit/System <input checked="" type="checkbox"/> Window Blinds (and Hardware) <input type="checkbox"/> Window Shutters (and Hardware) <input checked="" type="checkbox"/> Window Draperies (and Hardware) <input checked="" type="checkbox"/> Unused Paint <p>Landscaping / Yard</p> <ul style="list-style-type: none"> <input type="checkbox"/> Arbor <input type="checkbox"/> Awning <input checked="" type="checkbox"/> Basketball Post and Goal | <ul style="list-style-type: none"> <input type="checkbox"/> Birdhouses <input type="checkbox"/> Boat Dock <input type="checkbox"/> Fence - Invisible <input type="checkbox"/> Dog House <input type="checkbox"/> Flag Pole <input type="checkbox"/> Gazebo <input checked="" type="checkbox"/> Irrigation System <input type="checkbox"/> Landscaping Lights <input checked="" type="checkbox"/> Mailbox <input type="checkbox"/> Out/Storage Building <input type="checkbox"/> Porch Swing <input type="checkbox"/> Statuary <input checked="" type="checkbox"/> Stepping Stones <input type="checkbox"/> Swing Set <input type="checkbox"/> Tree House <input type="checkbox"/> Trellis <input type="checkbox"/> Weather Vane <p>Recreation</p> <ul style="list-style-type: none"> <input type="checkbox"/> Aboveground Pool <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Outdoor Furniture <input type="checkbox"/> Outdoor Playhouse <input checked="" type="checkbox"/> Pool Equipment <input checked="" type="checkbox"/> Pool Chemicals <input type="checkbox"/> Sauna <p>Safety</p> <ul style="list-style-type: none"> <input type="checkbox"/> Alarm System (Burglar) <input type="checkbox"/> Alarm System (Smoke/Fire) <input type="checkbox"/> Security Camera <input type="checkbox"/> Carbon Monoxide Detector <input checked="" type="checkbox"/> Doorbell <input type="checkbox"/> Door & Window Hardware | <ul style="list-style-type: none"> <input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Gate <input type="checkbox"/> Safe (Built-In) <input checked="" type="checkbox"/> Smoke Detector <input checked="" type="checkbox"/> Window Screens <p>Systems</p> <ul style="list-style-type: none"> <input type="checkbox"/> A/C Window Unit <input type="checkbox"/> Air Purifier <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Attic Ventilator Fan <input type="checkbox"/> Ventilator Fan <input type="checkbox"/> Car Charging Station <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Generator <input type="checkbox"/> Humidifier <input type="checkbox"/> Propane Tank <input type="checkbox"/> Propane Fuel in Tank <input type="checkbox"/> Fuel Oil Tank <input type="checkbox"/> Fuel Oil in Tank <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Solar Panel <input type="checkbox"/> Sump Pump <input checked="" type="checkbox"/> Thermostat <input type="checkbox"/> Water Purification System <input type="checkbox"/> Water Softener System <input type="checkbox"/> Well Pump <p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ |
|--|---|--|--|

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.

Seller will be taking refrigerator and chest freezer in basement. Robotic pool vacuum and all pool items will remain. Vanity hanging mirrors in bathrooms to remain.

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

ZACHARY MICAH TURNER
Print or Type Name

9-14-2020
Date

2 Seller's Signature

Audrey Trish Turner
Print or Type Name

9-14-20
Date

Additional Signature Page (F267) is attached.



FORT REALTY

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: 82 Peach Lane, Royston, Georgia 30662

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. 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. ZC All (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):

[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. (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. NK (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 _____

2 Buyer/Tenant Signature _____ Date _____

[] Additional Signature Page (F267/F931) is attached.

Selling/Leasing Broker _____ Date _____

[Signature] 1 Seller/Landlord Signature 9-14-2020 Date

[Signature] 2 Seller/Landlord Signature 9-14-20 Date

[] Additional Signature Page (F267/F931) is attached.

[Signature] Listing Broker 9-14-20 Date

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.

Georgia Transfer Tax Paid : \$220.00
MILLISSA B. HOLBROOK 0592013001131
Clerk Superior Court, FRANKLIN County, Ga.
BK 01138 Pg 0292-0293

2013 DEC -5 AM 11:05

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

Warranty Deed Form 1008 Clyde Castberry Co., Covington, GA 30014
AFTER RECORDING RETURN TO:
Samuel G. Church
Attorney At Law
237 W. Savannah Street
Suite 101
Toccoa, GA 30577
State of Georgia, Franklin County

THIS INDENTURE, Made this 4th day of December in the year of our Lord
Two Thousand Thirteen between

Carolyn Toth Nicol

of the County of Franklin and State of Georgia of the first part, and

Zachary M. Turner and Audrey Trish Turner

of the County of Franklin and State of Georgia of the second part:

WITNESSETH, That the said part y of the first part, for and in consideration of the sum of Ten and
Other Good and Valuable Considerations Dollars, in hand paid at and before the sealing
and delivery of these presents, the receipt whereof is hereby acknowledged, ha s granted, bargained, sold and con-
veyed, and by these presents do es grant, bargain, sell and convey unto the said part ies of the second part
their heirs and assigns, all the following described property, to wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD. The said bargained promises, together with all and singular the rights, members and ap-
purtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of
Zachary M. Turner and Audrey Trish Turner the said part ies of the second part,
their heirs and assigns forever in Fee Simple.

And the said part y of the first part, for her heirs, executors and administrators, will war-
rant and forever defend the right and title to the above described property unto the said part ies of the second
part their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part y of the first part ha s hereunto set her
hand and affixed her seal the day and year first above written.

Signed, sealed and delivered in presence of:

Carolyn Toth Nicol (Seal)
Carolyn Toth Nicol

Marilyn Boyd (Witness)

(Notary Public)

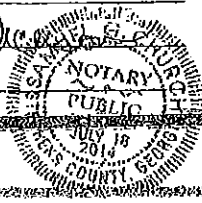
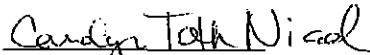


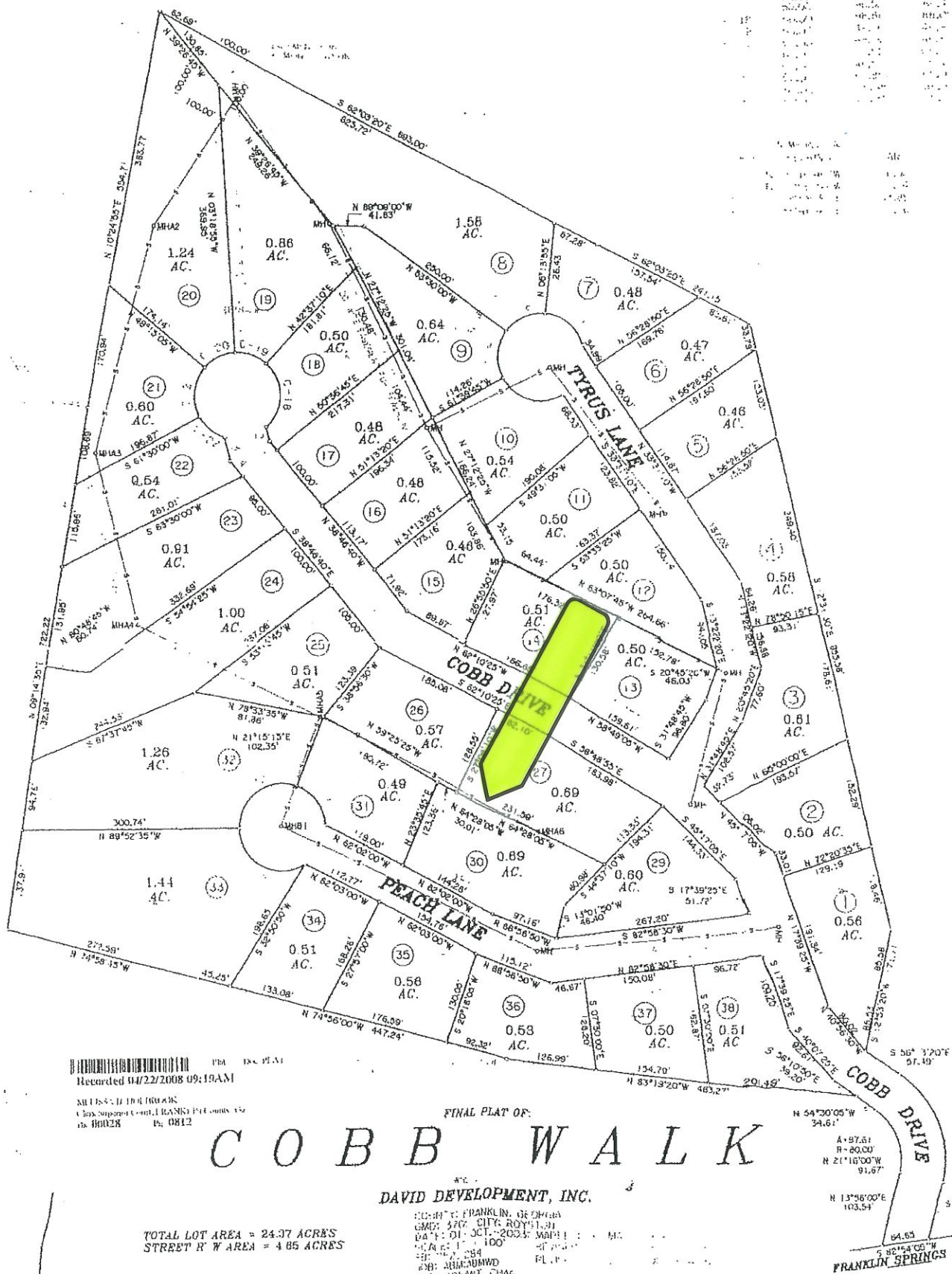
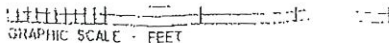
Exhibit "A"

All that tract or parcel of land situate, lying and being in the 370th District, GM, City of Royston, Franklin County, Georgia, CONTAINING 0.69 Acres, more or less, and being designated as Lot 30 of Cobb Walk Subdivision, as being more clearly shown and designated on Final plat of Cobb Walk for David Land Development, Inc. by Bartlett & Cash Land Surveyors, Inc. dated October 1, 2003 as last revised on April 9, 2008 and recorded on April 22, 2008 in Plat Book 28, page 812, Franklin County, Georgia records. Said plat and the description contained therein is hereby incorporated by reference thereto.

Also conveyed herein is an easement for the right of ingress-egress along the several roads of the subdivision, as shown on the plat hereinabove referenced and incorporated.


Carolyn Toth Nicol

MAGNETIC NORTH



Recorded 04/22/2008 09:19AM

MILBURN, FRANKLIN COUNTY, GEORGIA

TOTAL LOT AREA = 24.37 ACRES
STREET R' W AREA = 4.85 ACRES

FINAL PLAT OF:

COBB WALK

DAVID DEVELOPMENT, INC.

REC'D BY: FRANKLIN COUNTY CLERK
COUNTY CLERK'S OFFICE
DATE: OCT. 20, 2008
BOOK: 100
PAGE: 284
SUB: ABIC000000
FILE: 00000000

FRANKLIN SPRINGS