



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: 506 Reed Creek Point 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 it 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.

Table with 3 columns: Question, YES, NO. Row 1: 1. GENERAL: (a) What year was the main residential dwelling constructed? 1988. (b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? (c) Is the Property or any portion thereof leased? (d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?

EXPLANATION:

Table with 3 columns: Question, YES, NO. Row 1: 2. COVENANTS, FEES, and ASSESSMENTS: (a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions? (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.

EXPLANATION:

Table with 3 columns: Question, YES, NO. Row 1: 3. LEAD-BASED PAINT: (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.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Darcy Maixner IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 461-1831.

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:

Screened porch area was renovated, raising roof line and providing addition support structure.

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Approximate age of HVAC system(s): <u>6</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 <u>Community</u>		
(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>unknown</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:

Previous owner reported that septic tank had been serviced "recently" as the time of sale.

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>12</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:		

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: <u>Garage only, has been corrected by adding drain pipe to downspouts.</u>		

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? \$ <u>240/yrly.</u>	X	
If yes, company name/contact: <u>American Pest Control</u>		
Coverage: <input checked="" type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date <u>5/20/2021</u> Renewal Date <u>5/20/2021</u>		
(c) Is there a cost to maintain the bond, warranty or service contract?		X
If yes, what is the annual cost? \$ _____		
EXPLANATION: <u>Boring bee damage house and garage exterior soffit area and shutters.</u>		

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? <u>1</u>		
EXPLANATION: <i>Insurance claim was for storm damage to screened porch area.</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.

- | | | | |
|---|---|--|--|
| Appliances | <input type="checkbox"/> Television (TV) | <input type="checkbox"/> Birdhouses | <input type="checkbox"/> Fire Sprinkler System |
| <input checked="" type="checkbox"/> Clothes Dryer | <input type="checkbox"/> TV Antenna | <input checked="" type="checkbox"/> Boat Dock | <input type="checkbox"/> Gate |
| <input checked="" type="checkbox"/> Clothes Washing Machine | <input type="checkbox"/> TV Mounts/Brackets | <input checked="" type="checkbox"/> Fence - Invisible | <input type="checkbox"/> Safe (Built-In) |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> TV Wiring | <input type="checkbox"/> Dog House | <input checked="" type="checkbox"/> Smoke Detector |
| <input checked="" type="checkbox"/> Garage Door Opener | Interior Fixtures | <input type="checkbox"/> Flag Pole | <input checked="" type="checkbox"/> Window Screens |
| <input checked="" type="checkbox"/> Garbage Disposal | <input checked="" type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Gazebo | Systems |
| <input checked="" type="checkbox"/> Ice Maker | <input type="checkbox"/> Chandelier | <input type="checkbox"/> Irrigation System | <input type="checkbox"/> A/C Window Unit |
| <input checked="" type="checkbox"/> Microwave Oven | <input type="checkbox"/> Closet System | <input type="checkbox"/> Landscaping Lights | <input type="checkbox"/> Air Purifier |
| <input checked="" type="checkbox"/> Oven | <input checked="" type="checkbox"/> Fireplace (FP) | <input checked="" type="checkbox"/> Mailbox | <input type="checkbox"/> Whole House Fan |
| <input type="checkbox"/> Refrigerator w/o Freezer | <input type="checkbox"/> FP Gas Logs | <input type="checkbox"/> Out/Storage Building | <input type="checkbox"/> Attic Ventilator Fan |
| <input checked="" type="checkbox"/> Refrigerator/Freezer 2 | <input type="checkbox"/> FP Screen/Door | <input type="checkbox"/> Porch Swing | <input type="checkbox"/> Ventilator Fan |
| <input type="checkbox"/> Free Standing Freezer | <input type="checkbox"/> FP Wood Burning Insert | <input type="checkbox"/> Statuary | <input type="checkbox"/> Car Charging Station |
| <input checked="" type="checkbox"/> Stove | <input checked="" type="checkbox"/> Light Bulbs | <input type="checkbox"/> Stepping Stones | <input type="checkbox"/> Dehumidifier |
| <input type="checkbox"/> Surface Cook Top | <input checked="" type="checkbox"/> Light Fixtures | <input type="checkbox"/> Swing Set | <input type="checkbox"/> Generator |
| <input type="checkbox"/> Trash Compactor | <input checked="" type="checkbox"/> Mirrors fixed bath(2) | <input type="checkbox"/> Tree House | <input type="checkbox"/> Humidifier |
| <input type="checkbox"/> Vacuum System | <input type="checkbox"/> Wall Mirrors | <input type="checkbox"/> Trellis | <input type="checkbox"/> Propane Tank |
| <input type="checkbox"/> Vent Hood | <input type="checkbox"/> Vanity (hanging) | <input type="checkbox"/> Weather Vane | <input type="checkbox"/> Propane Fuel In Tank |
| <input type="checkbox"/> Warming Drawer | Mirrors | Recreation | <input type="checkbox"/> Fuel Oil Tank |
| <input type="checkbox"/> Wine Cooler | <input type="checkbox"/> Shelving Unit & System | <input type="checkbox"/> Aboveground Pool | <input type="checkbox"/> Fuel Oil In Tank |
| Home Media | <input checked="" type="checkbox"/> Shower Head/Sprayer | <input checked="" type="checkbox"/> Gas Grill | <input type="checkbox"/> Sewage Pump |
| <input type="checkbox"/> Amplifier | <input checked="" type="checkbox"/> Storage Unit/System <i>basement</i> | <input type="checkbox"/> Hot Tub | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> Cable Jacks | <input checked="" type="checkbox"/> Window Blinds (and Hardware) | <input checked="" type="checkbox"/> Outdoor Furniture <i>on dock</i> | <input type="checkbox"/> Sump Pump |
| <input type="checkbox"/> Cable Receiver | <input type="checkbox"/> Window Shutters (and Hardware) | <input type="checkbox"/> Outdoor Playhouse | <input checked="" type="checkbox"/> Thermostat |
| <input type="checkbox"/> Cable Remotes | <input checked="" type="checkbox"/> Window Draperies (and Hardware) | <input type="checkbox"/> Pool Equipment | <input type="checkbox"/> Water Purification System |
| <input type="checkbox"/> Intercom System | <input checked="" type="checkbox"/> Unused Paint | <input type="checkbox"/> Pool Chemicals | <input type="checkbox"/> Water Softener System |
| <input type="checkbox"/> Internet HUB | Landscaping / Yard | <input type="checkbox"/> Sauna | <input type="checkbox"/> Well Pump |
| <input type="checkbox"/> Internet Wiring | <input type="checkbox"/> Arbor | Safety | |
| <input type="checkbox"/> Satellite Dish | <input type="checkbox"/> Awning | <input type="checkbox"/> Alarm System (Burglar) | Other |
| <input type="checkbox"/> Satellite Receiver | <input type="checkbox"/> Basketball Post and Goal | <input checked="" type="checkbox"/> Alarm System (Smoke/Fire) | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Speakers | | <input type="checkbox"/> Security Camera | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Speaker Wiring | | <input type="checkbox"/> Carbon Monoxide Detector | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Switch Plate Covers | | <input type="checkbox"/> Doorbell | <input type="checkbox"/> _____ |
| | | <input checked="" type="checkbox"/> Door & Window Hardware | <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.

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

Robert A Bowden

1 Seller's Signature

Robert A Bowden

Print or Type Name

10/26/2020

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.



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



2020 Printing

This Exhibit pertains to that certain Property known as: 506 Reed Creek Point, 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. 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.** RB (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):

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.** BM (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 _____

Authentisign
Robert A Bowden 10/26/2020
1 Seller/Landlord Signature _____ Date _____
Robert A Bowden

2 Buyer/Tenant Signature _____ Date _____

2 Seller/Landlord Signature _____ Date _____

Additional Signature Page (F267/F931) is attached.

Additional Signature Page (F267/F931) is attached.
Authentisign
Darcy Maixner 10/26/2020
Listing Broker Darcy Maixner _____ Date _____

Selling/Leasing Broker _____ 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.

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RETURN TO:
Quarterman & Hodson, P.C.
1671 Merlweather Drive, Suite 103
Dagart, Georgia 30622
(706) 543-7777

FILE 13-04-103 DEED ONLY

QUIT CLAIM DEED

STATE OF GEORGIA
OCONEE COUNTY

2013 APR 25 AM 10:32

Thomas W. Bowden
DEPUTY CLERK

REC'D
APR 25 2013

THIS INDENTURE, made this 23rd day of April, 2013, between THOMAS W. BOWDEN, as Grantor, and ROBERT A. BOWDEN, as Grantee.

WITNESSETH: That the said Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee, their successors and assigns, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to:

All that tract or parcel of land, together with any improvements thereon, situate, lying and being in the 1115th District, G.M., Hart County, Georgia, containing 0.341 of an acre, more or less, and being known and designated as Lot No. 5, Section 1, of Skellon Property, and being more particularly shown on a plat of survey by Dauknight & Associates, Land Surveyors, dated March 18, 1996, and recorded in Plat Book 30, Page 438, Office of the Clerk of Superior Court of Hart County, Georgia, reference to which is hereby made for a more particular description of the property herein conveyed.

All the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, their successors and assigns, so that neither the said Grantor nor his successors, nor any other person claiming under him shall at any time, claim or demand any right, title or interest in the aforesaid described premise or its appurtenances.

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

Signed, sealed and delivered
in the presence of:

Thomas W. Bowden (SEAL)
THOMAS W. BOWDEN

William L. ...
Witness
Notary Public
This the 23rd day of April, 2013
PUBLIC
BARTOW COUNTY GA

SURVEYOR'S NOTES:

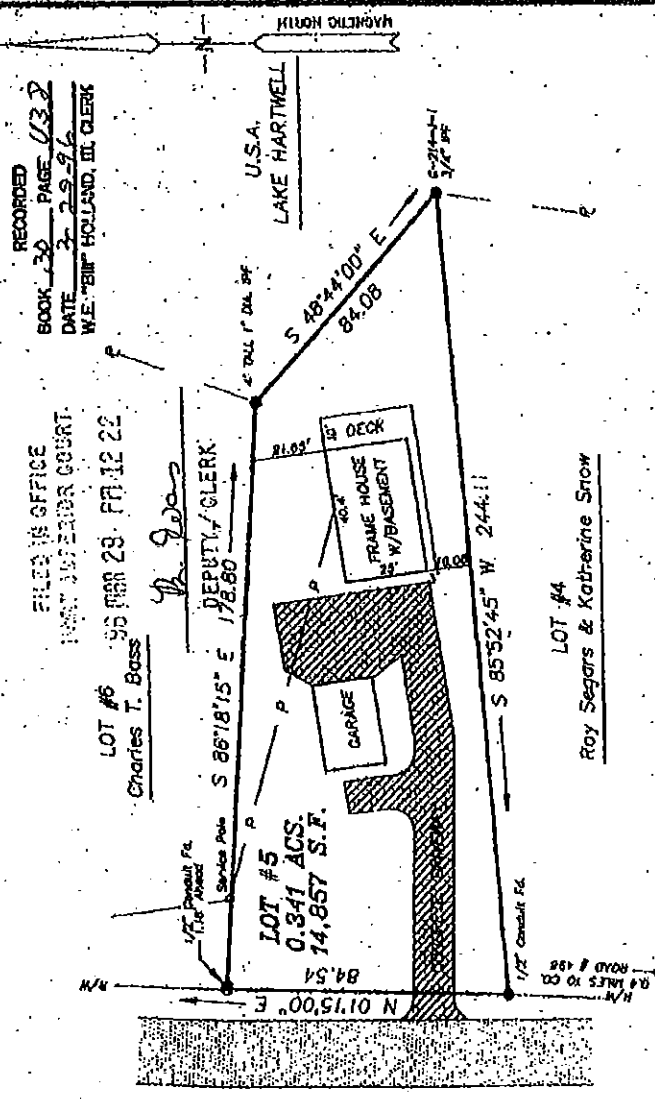
- 1) THIS PLAT IS A RE-SURVEY OF LOT 5, SECTION 8, OF THE SKEETON PROPERTY. REFERENCE PLAT: PLAT BK 2A Pg. 25.
- 2) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS HERETOFORE GRANTED.
- 3) THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD HAZARD AREA AS INDICATED BY F.E.M.A. MAP COMMUNITY PANEL NUMBER 150457 0001 A.

- KEY**
- - CONCRETE MON.
 - - TRAVERSE POINT
 - - 1/4" IRON NAIL
 - - 1/4" IRON NAIL SET
 - - PROPERTY LINE
 - - CENTERLINE
 - - CONCRETE MARKER FOUND
 - - TRAVERSE LINE
 - - 1/4" IRON NAIL SET
 - - 1/4" IRON NAIL FOUND
 - - POINT OF BEGINNING

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A SERRA SET SA 121AL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN CLOSELY RECHECKED IN ANGULAR FOOT, BEARING, DISTANCE AND AN ANGULAR WAS ADJUSTED USING THE ANGULAR RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET. I HEREBY CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE ANGLEMAN STANDARDS AND REQUIREMENTS OF THE STATE OF GEORGIA.

W. STATE BAUKNIGHT
 GEORGIA REG. LAND SURVEYOR

COUNTY PAVED ROAD 296
 "RED CREEK POINT" - 40' R/W



RECORDED
 BOOK 30 PAGE 132
 DATE 3-29-96
 W.E. "BIM" HOLLAND, III, CLERK

FILED IN OFFICE
 HONORABLE SUPERIOR COURT
 LOT #6
 Charles T. Bass
 95 MAR 28 PM 12 22
 DEPUTY CLERK
 178.80



SURVEY FOR: Davis Michael & Linda T. Bernier	
COUNTY: HART	STATE: GEORGIA
DATE: MARCH 18, 1996	SCALE: 1" = 40'
DRAWN BY: W.S.B.	
APPROVED BY: W.S.B.	
SURV. FILE NO.: BERNIER-ASC	
ACCD. FILE NAME: BERNIER.DWG	
SURVEYED BY: BAUKNIGHT & ASSOCIATES, LAND SURVEYORS W. STATE BAUKNIGHT - GA. RLS # 2534 2856 BETHANY BOWERSVILLE ROAD CANON, GEORGIA 30520 PHONE: 706-376-5946	

