

Exhibit "A"

FILED 202500080
Deed Book 226 Pgs. 303-304
Oct 24 8 55 AM '96

ALBERT SUPERIOR COURT

Elbert County, Georgia
Real Estate Transfer Tax
Paid \$ 8.60
Date 10-24-96
Pat V. Anderson, Clerk

Return to:
RODGER E. DAVISON
Attorney at Law
P. O. Box 118
Royston, GA 30662

WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF FRANKLIN.

THIS INDENTURE, Made this 1st day of October, in the year of our Lord One Thousand Nine Hundred and Ninety Six, between **ARNOLD MIZE** of the County of Hart and State of Georgia of the first part, and **TERRY K. COX** of Pelzer, South Carolina of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property, to-wit:

All that tract or parcel of land lying and being in the 201st G.M. District of Elbert County, Georgia, CONTAINING 5.369 acres and being bound now or formerly as follows: On the Northwest by lands of Christian for a distance of 350.00 feet; on the West by Tract #2 for a distance of 886.49 feet; on the South by lands of Bryant for a distance of 197.06 feet; on the East by Tract #4 for a distance of 1138.98 feet.

Said lands being more particularly described as Tract #3 in a plat of survey for Arnold Mize dated August 14, 1996, prepared by W. Slate, Bauknight, Registered Surveyor, recorded in Plat Book 19, Page 212, in the Office of the Clerk of the Superior Court of Elbert County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

Also conveyed a thirty (30) foot wide non-exclusive perpetual easement for the purpose of ingress and egress connecting the above described tract with GA Highway No. 172.

LESS AND EXCEPT: Right of way for public roads and public utilities and thirty (30) foot wide access easement.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of **TERRY K. COX**, the said party of the second part, his heirs and assigns, forever, in fee simple.



**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: 142 Deer Haven Rd, Bowman, Georgia 30624

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. MLC (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. MLC (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 _____

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.

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) 451-1831.

THE FIELD EQUIPMENT USED FOR THIS SURVEY WAS A SOKKIA SET-UP TOTAL STATION. THE FIELD DATA FROM WHICH THIS PLAN IS BASED WAS OBTAINED BY THE SURVEYOR IN THE FIELD AND IS SUBJECT TO THE USUAL ACCURACY OF SUCH SURVEYING. THE SURVEYOR HAS ADVISED USING THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 11,000 FEET. IN MY OPINION THIS IS ADEQUATE REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

W. SLATE BAUKNIGHT
 GEORGIA REG. LAND SURVEYOR # 2534

R. VICTOR CHRISTIAN
 RODNEY A. CHRISTIAN
 DAVID T. CHRISTIAN

ALLIEN MAE HARPER

BOOK 19 PAGE 212 PART V. ANDERSON
 CLERK
 ELBERT SUPERIOR COURT

Aug 19 8 44 AM 1986

FILED & RECORDED

COURSES ALONG C OF BRANCH

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | S 33°38'05" E | 113.35 |
| 2 | S 59°45'45" E | 39.63 |
| 3 | S 52°14'10" E | 80.00 |
| 4 | S 52°14'10" E | 83.91 |
| 5 | N 83°45'55" E | 78.16 |

THIS PLAT IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS HERETOFORE GRANTED.

- KEY
- IRON PIN FOUND
 - 1/2" REAR SET
 - IRON PIN FOUND
 - CONCRETE MON.
 - IRON PIN SET
 - IRON PIN SET
 - PROBERTY LINE
 - OFFSET
 - CENTERLINE
 - CONCRETE MARKER FOUND
 - TRAVELER LINE
 - NAIL FOUND
 - POINT OF BEGINNING



TOTAL AREA = 26.441 ACRES

ARNOLD MIZE

SURVEY FOR: ELBERT COUNTY, GEORGIA

DATE: AUGUST 14, 1996

BY: W. SLATE BAUKNIGHT

SCALE: 1" = 200'

APPROVED BY: WSB

STATE: GEORGIA

DRAWN BY: WSB

APPROVED BY: WSB

ADDD FILE NAME: QUNTERB.DWG

SM FILE NAME: QUNTER.ASC

LOCATION MAP: [Map showing site location]

