



State Route 145

MURPHY

MURPHY RD

Decd Doc: WJ  
Recorded 12/18/2006 01:27PM  
Georgia Transfer Tax Paid : \$300.00  
Clerk Superior Court, FRANKLIN County, Ga.  
Bk 00857 Pg 0222-0223

Return Recorded Document 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 13<sup>th</sup> day of December, in the year of our Lord Two Thousand Six, between **R. STAN LESTER**, of the County of Franklin and State of Georgia as party or parties of the first part, hereinafter called Grantor, and **GERALD VOYLES**, of the County of Franklin and State of Georgia as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective, heirs, successors and assigns where the context requires or permits).

**WITNESSETH**, That the said Grantor, for and in consideration of the sum of **-TEN and NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION--**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee the following described property, to-wit:

All that tract or parcel of land with improvements thereon lying and being in the 264<sup>th</sup> G.M. District of Franklin County, Georgia CONTAINING 52.7 acres, more or less, described now or formerly as follows: BEGINNING at an iron pin and running thence N 15-1/2 W 26.00 to rock; thence S 60 W 12.15; thence S 20 W 5.00; thence S 29-1/2 W 6.50; thence S 21-3/4 W 5.00; thence S 31 W 5.50 ; thence S 24 W 2.60 to rock; thence S 73-3/4 E 15.50 to rock; thence N 61 E 15.35 to the beginning iron pin corner.

Said lands being more particularly shown and delineated on plat of survey of C. N. Adams, Surveyor, December 20, 1937, said plat being recorded in Plat Book 4, Page 297, Franklin County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements, right-of-way for public roads and public utilities and any restrictions of record affecting said described property.

RE: Deed Book 485, Pages 156-157, Franklin County Public Records.  
RE: Deed Book 103, Pages 556-557, Franklin County Public Records.

000223


RE: Deed Book 163, Pages 57-58, Franklin County Public Records.

RE: Deed Book 377, Page 245, Franklin County Public Records.

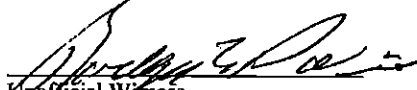
**TO HAVE AND TO HOLD**, the said bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

And the said Grantor will warrant and forever defend the right and title of the above described property unto the said Grantee against the claims of all persons whomsoever.

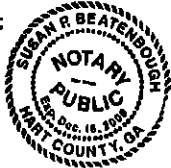
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

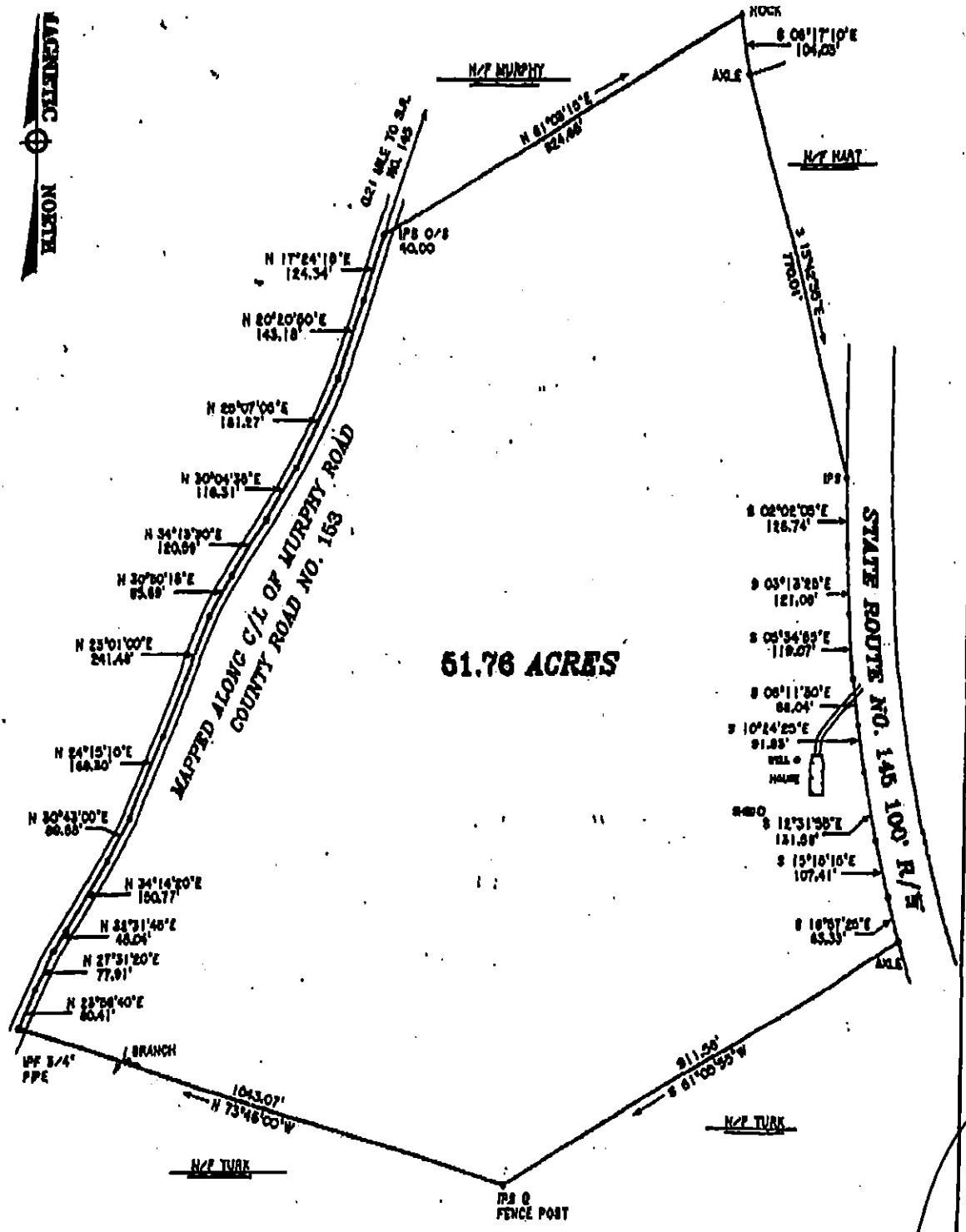
  
(SEAL)  
R. STAN LESTER

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public  
My Comm. Expires:





51.76 ACRES

less i  
except:  
1.50 acres  
w/ house

11 acres

39.26  
acres

+

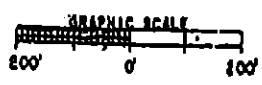
1.26  
acres

40.52  
acres

SURVEY FOR:  
**R. STAN LESTER**

COUNTY: FRANKLIN, GEORGIA  
CMD: 284  
DATE: 09-JAN-2001  
SCALE: 1" = 200'  
FBI: 252  
JOB: SLEST  
FILE: MURPHY, HUGH

1" = 200' FROM THE SET  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND  
1" = 200' FROM THE FOUND



add 1.26 acres

eFiled & eRecorded  
DATE: 10/27/2020  
TIME: 12:15 PM  
DEED BOOK: 01416  
PAGE: 00305 - 00306  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$7.60  
PARTICIPANT ID: 1332831264  
CLERK: Melissa Holbrook  
Franklin County, GA  
PT61: 0592020001201

Return Recorded Document to:  
Law Office of Andrea Grant, LLC  
504 Bowers Street  
Royston, GA 30661

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### EXECUTOR'S DEED

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STATE OF GEORGIA,

COUNTY OF FRANKLIN

THIS INDENTURE, Made this 27th day of October, 2020 between Derek C. Hart and Kevin D. Hart, as Co-Executors of the Estate of Scenus N. Hart of the State of Georgia, of the first part, and Gerald Voyles of the County of Franklin and State of Georgia, of the second part.

WITNESSETH, That the said party of the first part, by virtue of the power and authority vested in them by Letters Testamentary (Relieved of Filing Return) issued on August 11, 2020 and Number 5. of the Last Will and Testament of Scenus N. Hart, both filed in the Probate Court of Cobb County, Georgia for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of the presents, this receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presented does grant, bargain, sell and convey unto the said party of the second part, his heirs or assigns the property to wit:

*All that tract and parcel of land lying and being in 264<sup>th</sup> G.M. District, Franklin County, Georgia, CONTAINING 1.26 acres of land as per that certain plat dated August 9, 2020, and mapped October 9, 2020, by William J. Gilbert, registered Land surveyor Number 2843, entitled "Boundary Survey For: Gerald Voyles" recorded in the Office of the Clerk of the Superior Court of Franklin County, Georgia in Plat Book 31, Page 15, on October 19, 2020. Said survey is incorporated herein and made a part hereof.*

*THIS CONVEYANCE is made subject to all zoning ordinances, easements, right of way for public roads and public utilities and any restrictions of record affecting said described property.*

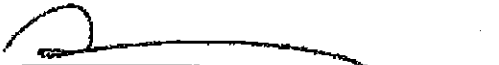

The said party of the first part, hereby states no year's support has been made for said estate. Further, the said party of the first part, certifies that federal estate taxes can not result in a lien against the property.

**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 the said party of the second part, her heirs and assigns forever in fee simple.

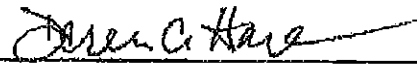
And the said party of the first part, his heirs, executors, and administrators, will warrant and forever defend the right and title of the above described property unto the said party of the second part, her heirs and assigns, against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered in the presence of:



  
\_\_\_\_\_  
WITNESS  
  
\_\_\_\_\_  
NOTARY PUBLIC, State of Georgia  
My Commission Expires: May 27, 2023

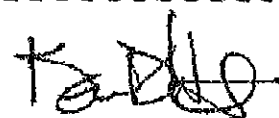
The Estate of Scenus N. Hart

  
\_\_\_\_\_  
By: **Derek C. Hart, Co-Executor and Individually**

PEYTON BENTLEY PULLIAN  
Notary Public - State of Georgia  
Elbert County  
My Commission Expires May 27, 2023

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
WITNESS  
  
\_\_\_\_\_  
NOTARY PUBLIC, State of Georgia  
My Commission Expires: May 27, 2023

  
\_\_\_\_\_  
By: **Kevin D. Hart, Co-Executor and Individually**

PEYTON BENTLEY PULLIAN  
Notary Public - State of Georgia  
Elbert County  
My Commission Expires May 27, 2023

eFiled & eRecorded  
 DATE: 10/19/2020  
 TIME: 11:41 AM  
 PLAT BOOK: 00031  
 PAGE: 00015  
 RECORDING FEES: \$10.00  
 PARTICIPANT ID: 7511394907  
 CLERK: Melissa Holbrook  
 Franklin County, GA

**REFERENCES:**

- 1.) A survey for R. Stan Lester by Bartlett & Cash Land Surveyors, Inc., dated 01-09-2001.
- 2.) Plat Book 24 Page 198.

**NOTES:**

- 1.) Field Data: Closure Precision - 1/39,255'. Angular Error = 04"/STA.
- 2.) Measurements were taken with a Leica TSP12 on 10/06/2020 and were balanced using the Compass Rule.
- 3.) Bearings are based on Reference 1.
- 4.) Plat Precision - 1/100,000'±.
- 5.) No portion of this property is located in a Special Flood Area as indicated on F.I.R.M. Map No. 13119C0205C, dated 08/26/2008.

Course	Bearing	Distance
L1	N 01°66'19" W	80.22'
L2	N 01°54'59" W	82.44'
L3	N 02°26'10" W	80.90'
L4	N 04°07'54" W	87.56'
L5	N 08°35'33" W	84.46'
L6	N 08°44'54" W	88.34'
L7	N 11°20'27" W	84.89'
L8	N 14°08'38" W	82.59'
L9	N 17°08'40" W	86.32'
L10	N 19°35'35" W	44.01'

As required by subsection (d) of O.C.G.A. Section 15-8-87, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-87.

*William J. Gilbert*  
 William J. Gilbert Ga. RLS #2843

Dated: October 9, 2020



*Scott DeLeon*  
 FRANKLIN COUNTY PLANNING DIRECTOR

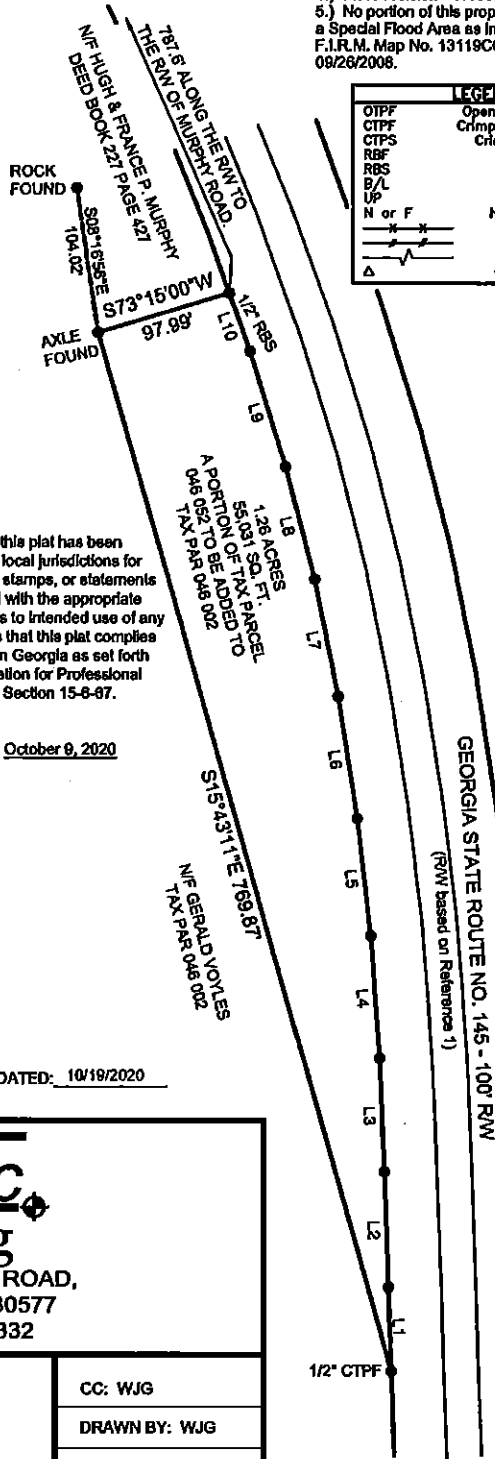
DATED: 10/19/2020

**Land Tec**  
**Surveying**  
 205 WILLIAMS BRIDGE ROAD,  
 TOCCOA, GEORGIA 30577  
 PHONE: (678)780-8832

BOUNDARY SURVEY FOR:  
**GERALD VOYLES**

G.M.D. 264  
 FRANKLIN COUNTY, GEORGIA  
 08/09/2020

CC: WJG  
 DRAWN BY: WJG  
 SCALE: 1" = 100'  
 PROJECT NO. - 20-071  
 SHEET NO. 1 OF 1



**LEGEND**

O1PF	Open Top Pin Found
C1PF	Crimp Top Pin Found
C1PS	Crimp Top Pin Set
RBF	Rebor Found
RBS	Rebor Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—X—X—	Fence
—O—O—	Overhead Wire
—	Not to Scale
△	Calculated Point

less & except

Recorded 11/21/2014 10:04 Deed Doc: WD

Georgia Transfer Tax Paid : \$130.00  
MELISSA B. HOLBROOK 0592014001057  
Clerk Superior Court, FRANKLIN County, Ga.  
BK 01171 Pg 0069-0070

2014 NOV 21 AM 10: 04

Return To:  
Grant and Green, LLC  
P O Box 60  
Royston, GA 30662

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## WARRANTY DEED

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STATE OF GEORGIA

COUNTY OF FRANKLIN

THIS INDENTURE, made as of the 19<sup>th</sup> day of November in the year of our Lord Two Thousand Fourteen between GERALD VOYLES, of the first part, and JAMES B. VEAL and JENNIFER L. VEAL, JOINT TENANTS, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have 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, all the following described property:

*All that tract or parcel of land, with improvements thereon situate, lying and being in the 264 G.M. District, of Franklin County, Georgia, CONTAINING 1.50 acres of land as per that certain plat dated December 04, 2008 by William J. Gilbert, registered surveyor, entitled "Survey for Gerald Voyles", and recorded in the Office of the Clerk of the Superior Court of Franklin County, Georgia in Plat Book 28,*



Page 950, to which reference is hereby incorporated herein and made a part hereof for the purpose of locating the boundaries and dimensions of said tract and for all other purposes.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 the said party of the second part his heirs and assigns forever in Fee Simple.

And the said parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hand and affixed their seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Gerald Voyles  
GERALD VOYLES.

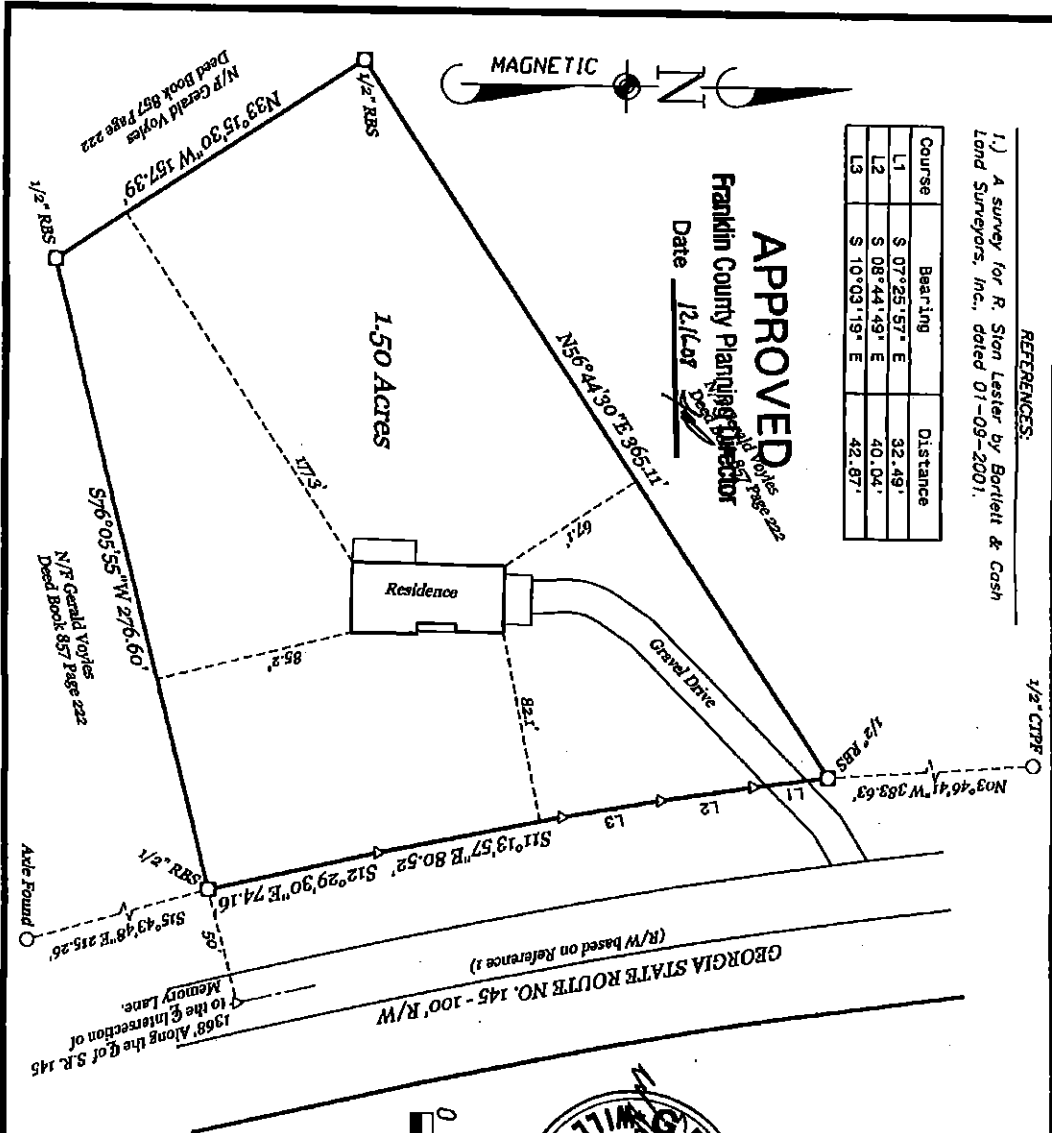
Andrea Harris  
Unofficial Witness

Annette P. Watson  
Notary Public, State of Georgia

My Commission Expires Jan 30, 2018



less 3. Except



- NOTES:**
- 1.) Field Data: Closure Precision - 1/786,044; Angular Error = 12"/STA
  - 2.) Measurements were taken with a Sokkia Set 2100 on 11-17-2008 and were balanced using the Compass Rule.
  - 3.) Bearings are based on Reference 1.
  - 4.) Plot Precision: 1/113,420.
  - 5.) The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.



**Gilbert Land Surveying, Inc.**  
 SURVEY FOR:  
**GERALD VOYLES**  
 G.M.D. 264  
 Franklin County, Georgia  
 12-4-2008

9633 Lavonia Road  
 Carnesville, GA 30521  
 email: gis@windstream.net  
 Office (706) 384-2001  
 Fax (706) 384-2011  
 © 2008 8043

Recorded 12/16/2008 01:30PM  
 MEISSA B HOLBROOK  
 Clerk Superior Court, FRANKLIN County, Ga  
 BK 00028 1<sup>st</sup> 0950

Less & Except

Exhibit "A"

All that tract or parcel of land, lying and being in the 264<sup>th</sup> G.M. District of Franklin County, Georgia, **CONTAINING 11.00 ACRES**, more or less, and being bounded now or formerly as follows: On the North by lands of Voyles; On the Northeast by lands of Godfrey; On the East by 100' right-of-way for GA Hwy 145; On the Southeast and Southwest by lands of Douglas; On the West mapped along centerline of Murphy Road.

Said lands being more particularly described on a plat of survey for Larry Brooks, dated April 3, 2019, prepared by William S. Gilbert, Registered Land Surveyor, recorded in Plat Book 30, Page 686, Franklin County Public Records. Said plat and the recordation thereof are by reference incorporated herein and made a part of this legal description.

**SUBJECT TO Soil Conservation use filed and recorded in Deed Book 1296, Page 27, which Grantee has agreed to continue and assume.**

THIS CONVEYANCE is made subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.

less i Except

eFiled & eRecorded  
 DATE: 4/11/2019  
 TIME: 6:41 PM  
 PLAT BOOK: 00030  
 PAGE: 00686  
 RECORDING FEE: 8.00  
 PARTICIPANT ID: 7511394907  
 CLERK: Melissa Holdbrook  
 Franklin County, GA

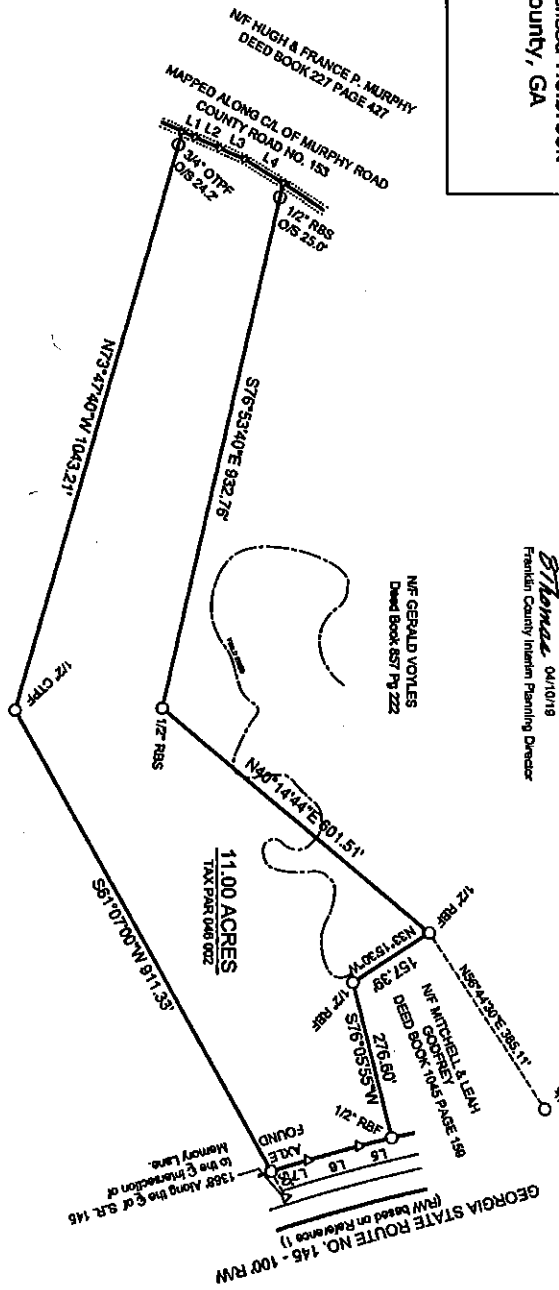
**LEGEND**

Top Pin Found	OTPF
Chimp Top Pin Found	CTPF
Chimp Top Pin Set	RBF
Robor Found	RBS
Robor Set	B/L
Building Line	N or F
Utility	U
New or Former	N
Fence	F
Overhead Wire	OW
Not to Scale	NS
Calculated Point	CP

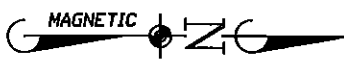
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval, certification, signature, stamp, or statement hereon. Such approvals or affirmations should be construed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

William J. Gilbert  
 William J. Gilbert, Ga. RLS #2845  
 04/10/19  
 Franklin County Interim Planning Director

Date: April 3, 2019



NF JAMES R. & BARBARA L. DOUGLAS  
DEED BOOK 173 PAGE 159



- NOTES:**
- 1) Field Date: Chain Precision: 1/88,044'; Angular Error: 1/27374.
  - 2) Measurements were taken with a Solis Set 2100 on 04/03/2019.
  - 3) Bearings and Distances were calculated using the Compass Rule.
  - 4) Bearings are based on Reference 1.
  - 5) Plat Precision: 1/172,288'.
  - 6) The public record referenced hereon reflect only those records that have been reviewed by the Surveyor, and not all records that may be on file with the public records office. It is not intended to constitute a site search or title opinion.

**REFERENCES:**

- 1) A survey for R. Stan Lester by Bartlett & Cash Land Surveyors, Inc., dated 01-08-2001.
- 2) Plat Book 24 Page 198.

Course	Bearing	Distance
L1	N 24° 03' 49" E	23.34'
L2	N 24° 00' 07" E	48.68'
L3	N 24° 04' 40" E	48.73'
L4	N 32° 01' 19" E	78.81'
L5	S 14° 09' 41" E	57.75'
L6	S 16° 39' 32" E	81.74'
L7	S 17° 12' 20" E	65.53'

**landlec**  
 Surveying  
 205 WILLIAMS BRIDGE ROAD,  
 TOCOGA, GEORGIA 30877  
 PHONE: (878) 88-8532

BOUNDARY SURVEY FOR:  
**LARRY BROOKS**  
 LOCATED IN:  
 FRANKLIN COUNTY, GEORGIA

DRAWN: WJG  
 CHECKED: WJG  
 DATE: 04/03/2019  
 SCALE: 1"=200'  
 JOB NUMBER: 090623.11  
 SHEET NUMBER: 1 OF 1

Recorded 04/30/2019 11:40 Deed Doc: AGRE

Georgia Intangible Tax Paid: \$0.00  
 MELISSA B. HOLBROOK  
 Clerk Superior Court, FRANKLIN County, Ga.  
 Bk 01342 Pg 0025-0026

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE  
 ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Franklin County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

VOYLES GERALD

Owner's mailing address P O BOX 390	City, State, Zip CARNESVILLE, GA 30621	Number of acres included in this application. Agricultural Land: <u>25.00</u> Timber Land: <u>25.26</u>
Property location (Street, Route, Hwy, etc.) 5465S HWY 145	City, State, Zip of Property:	Covenant Acres 50.28 Total Acres 50.26

District	Land Lot	Sublot & Block	Recorded Deed Book/Page 857 222	List types of storage and processing buildings: <u>None</u>
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**AUTHORIZED SIGNATURE**

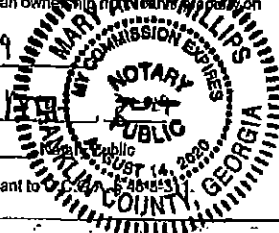
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership interest in the property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayers Authorized Representative  
Gerald Voyles

Date Application Filed 3-8-19

Signature of Taxpayer or Taxpayers Authorized Representative  
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 8 day of March  
Mary Ann Miller



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-7.4.

**FOR TAX ASSESSORS USE ONLY**

MAP & PARCEL NUMBER 046 002	TAX DISTRICT 01	TAXPAYER ACCOUNT NUMBER 6001	YEAR COVENANT: Begin: Jan 1, 2019 Ends: Dec 31, 2028
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, ____ Ends: Dec 31, ____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 8th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:

Approved: [Signature] Date: 3-13-19  
 Board of Tax Assessors Date: 3-13-19

Dated: \_\_\_\_ Date: \_\_\_\_ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.