

Recorded 10/15/2018 03:10 Deed Doc: WD

Georgia Transfer Tax Paid : \$299.00
MELISSA B. HOLBROOK 0592018001096
Clerk Superior Court, FRANKLIN County, Ga.
Bk 01319 Pg 0345-0346

Return Recorded Document to:
Vandiver & Kaufman, LLC
5330 Vickery Street
Lavonia, Georgia 30553

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Franklin

File #: 1808127A

This Indenture made this 5th day of October, 2018 between **Martha M. Owens**, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Gerald Voyles**, 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: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED

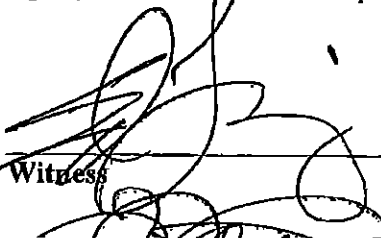
This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 to 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 this day and year first above written.

Signed, sealed and delivered in the presence of:


Witness

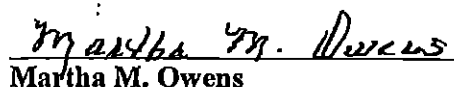
 (Seal)
Martha M. Owens

EXHIBIT "A"*m m. Q.*

All that tract or parcel of land lying, situate and being in the 206th G. M. District of Franklin County, Georgia, and being within the corporate limits of the City of Lavonia, being identified as TRACT 1, CONTAINING 1.93 acres, more or less, on that certain plat of survey prepared by Russell Bartlett, GA RLS No. 2114, for Gerald Voyles and Christopher E. Doerr, dated August 20, 2018 and filed for record in Plat Book 30, Page 580, Franklin County, Georgia records. Said plat and the record thereof are incorporated herein by reference and made a part of this description.

Subject to and with the benefit of such easements as delineated on said plat from Jones Street (State Route 17) and from Silo Lane.

Being a portion of the lands conveyed to Martha M. Owens by Executors Deed dated April 6, 2007 and recorded in Deed book 879, pages 331-332, Franklin County, Georgia records.



FORT REALTY

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



2020 Printing

This Exhibit pertains to that certain Property known as: 0 Silo Lane, Lavonia, Georgia 30553

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...

- 2. Seller's/Landlord's Disclosure. GV (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):
- [] 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.

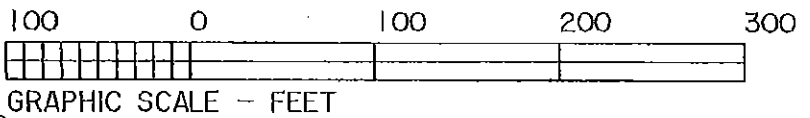
4. Broker's Acknowledgment. AS (Initials of Broker or Licensee of Broker)
Broker has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

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.

Signatures and dates for Buyer/Tenant, Seller/Landlord, and Listing Broker Austin Smith, dated 06/24/2020.

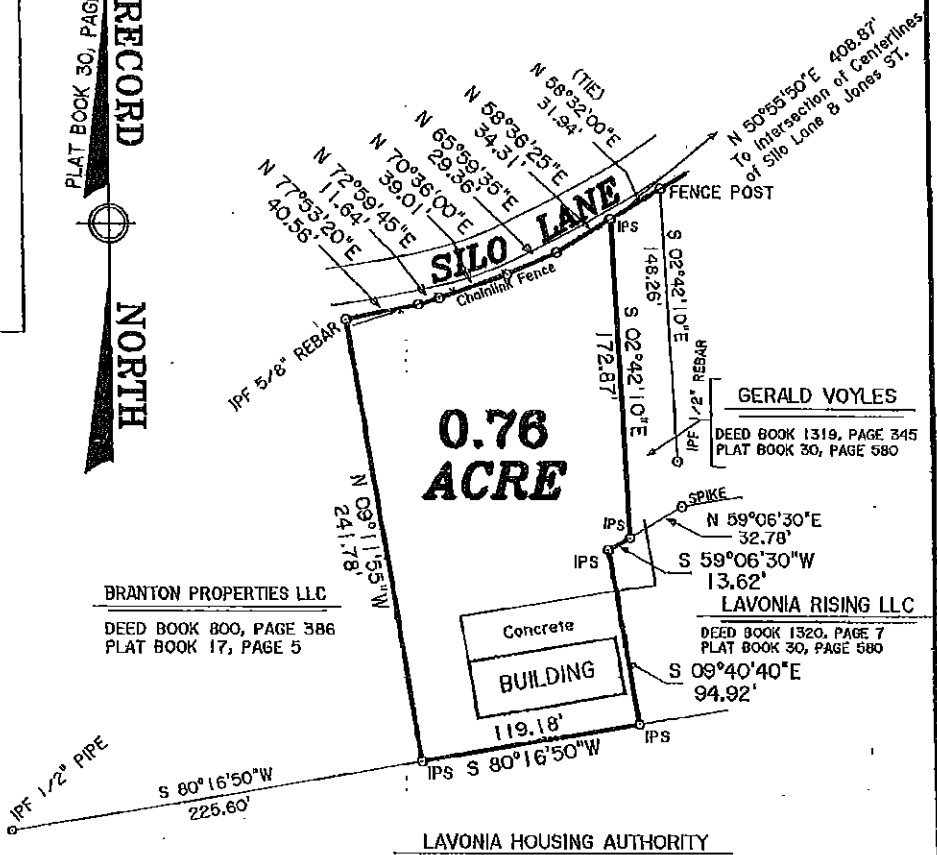
NOTE: It is the intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like "Buyer/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Austin Smith 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.



PLAT BOOK 30, PAGE 580
RECORD
 NORTH

THIS BLOCK RESERVED FOR THE CLERK OF COURT



SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-8-67, 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 set forth in O.C.G.A. Section 15-8-67.

Kenneth Cash
 Date: 1/26/21
 CITY OF LAVONIA OFFICIAL

REFERENCE:
 DEED BOOK 1319, PAGE 345
 PLAT BOOK 30, PAGE 580

SURVEYED BY:
 BARTLETT & CASH LAND SURVEYORS, INC.
 RUSSELL N. BARTLETT - KENNETH V. CASH
 RLS NO. 2114 RLS NO. 2539
 2805 HISTORIC HWY 17
 MARTIN, GA. 30557
 (706) 779-5047 COA NO. LSF001222

DIVISION SURVEY FOR:

GERALD VOYLES

COUNTY: FRANKLIN, GEORGIA
 GMD: 206; CITY: LAVONIA
 DATE: 20-AUG-2018 MAPPED: 13-JAN-2021
 SCALE: 1" = 100'
 FB: 364
 JOB: MO17; MO1721A
 FILE: RIGGINS, GERALD

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS WRITTEN OR UNWRITTEN.

IPS = IRON PIN SET
 1/2" REBAR
 IPF = IRON PIN FOUND
 O/S = OFF SET
 CM = CONCRETE MONUMENT
 R/W = RIGHT OF WAY
 MSL = MEAN SEA LEVEL
 POB = POINT OF BEGINNING

THIS SURVEY MADE WITH A NIKON TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 36889 FEET, AND AN ANGULAR ERROR OF 0°0'02" PER ANGLE AND WAS ADJUSTED BY ANGLE BALANCING. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101399 FEET.

