

STATE OF GEORGIA FRANKLIN County.

THIS INDENTURE made and entered into this 9th day of October, 1987, in the year of our Lord One Thousand Nine Hundred and Eighty-Seven

between Laurence M. Starr and Senta E. Starr of the County of Franklin, State of Georgia, as Parties of the First Part, and Gerald F. George and Ruth M. George of the County of Guinnett, State of Georgia, as Parties of the Second Part,

WITNESSETH, that the said Parties of the First Part, for and in consideration of the sum of Ten and No/100 (\$10.00) and other valuable consideration Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Parties of the Second Part, their heirs and assigns, the following described property, to-wit:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 213th District, G. M., Franklin County, Georgia, and being known and designated as Lot 112 of Block A of Section II of Brittany Harbor Subdivision as shown on plat entitled "Survey for Senta E. Starr" by Russell N. Bartlett, Registered Surveyor, dated March 11, 1983, recorded in Plat Book 13, page 253, in the Office of the Clerk of the Superior Court of Franklin County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the northwesterly side of Rue Cazzane 963.3 feet northeasterly of the right of way of Rue St. Joan as measured along the northwesterly side of Rue Cazzane and running thence along line of Lot 113 north 36 degrees 14 minutes west 170.0 feet to an iron pin; running thence along line of property of The United States of America north 53 degrees 46 minutes east 75.0 feet to an iron pin; running thence along line of Lot 111 south 36 degrees 14 minutes east 170.0 feet to an iron pin on the northwesterly side of Rue Cazzane; running thence along the northwesterly side of Rue Cazzane south 53 degrees 46 minutes west 75.0 feet to the beginning iron pin;

Said land is conveyed subject to Restrictive Covenants applicable to said property filed for record February 28, 1984, and September 26, 1972, and recorded in Deed Book 8, page 377, and Deed Book 238, page 363, respectively in said Clerk's Office, and Maintenance Covenant Agreement shown on Warranty Deed from Lake Investment Corporation to William S. Mount dated September 9, 1973, recorded Deed Book 195, page 518, in said Clerk's Office;

Franklin County, Georgia Real Estate Transfer Tax 63.00 Paid on October 9, 1987 Date James A. LeCroy Clerk of Superior Court

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of the said Parties of the Second Part, their heirs, executors, administrators and assigns, in Fee Simple,

And the said Parties of the First Part warrant and will forever defend the right and title to the above described property unto the said Parties of the Second Part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hand, affixed their seal, and delivered these presents the day and year first above written.

Signed, sealed and delivered in the presence of

Notary Public for Franklin County Georgia My Commission Expires Oct. 17 1990

Lawrence M. Starr (S&M) Senta E. Starr (S&M)

Filed for Record 10/9/87 at 12:30 P. M. Recorded 10/9/87 James A. LeCroy, Clerk



FORT REALTY

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT")



EXHIBIT " " "

2021 Printing

3/15/21

This Exhibit pertains to that certain Property known as: 215 Rec Cezzan, Larnia, Georgia

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer 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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Check box if additional pages of explanations are attached and incorporated herein.

(ii) [initials] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) _____ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

(ii) [initials] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [initial all applicable sections below]:

(c) _____ Buyer has received copies of all information, if any, listed above.

(d) _____ Buyer has received the pamphlet Protect Your Family from Lead in Your Home

(e) Buyer has: [initial (i) or (ii) below]:

(i) _____ 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 (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

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



Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should Initial).

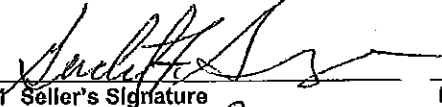
(f)  Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

1 Buyer's Signature Date

Print or Type Name

 6-28-21
4 Seller's Signature Date

Gerald K. George
Print or Type Name

2 Buyer's Signature Date

Print or Type Name

2 Seller's Signature Date


Print or Type Name

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

Buyer's Agent Signature Date

Print or Type Name

 6/28/21
Seller's Agent Signature Date

Rene Smith
Print or Type Name