

Liston (Kim) Crawford, Jr.
Attorney at Law
167 Professional Park Drive / Suite A
Post Office Box 220
Clarkesville, Georgia 30523
File #09-125

Habersham County, Georgia
Real Estate Transfer Tax
PAID \$ 1616.00
DATE 6-26-09
David C. Wall
Clerk of Superior Court
088-2009-00 2459

2009 JUN 26 AM 9:07
801 849
Book Page Recorded
David C. Wall

STATE OF GEORGIA
COUNTY OF HABERSHAM

WARRANTY DEED

THIS INDENTURE made between Lemuel T. Pruitt of the State of Georgia and County of Habersham, as party of the first part, hereinafter referred to as Grantor, and Keith R. Compton of the State of Georgia and County of Habersham, as party of the second part, hereinafter referred to as 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 dollars (\$10.00) in hand paid at and before the sealing and delivery of this instrument and for other good and valuable consideration, the receipt and sufficiency of which 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 the following-described property:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 120 of the 10th Land District of Habersham County, Georgia, being shown and designated as Tract 1, containing 1.000 acre, more or less, and Tract 2, containing 1.970 acres, more or less, on a plat of survey prepared by Jeff Weshner, R.L.S., under date of March 22, 2004, a copy of said plat being of record in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 55 Page 167, to which said plat and the record thereof reference is hereby made for a more complete description.

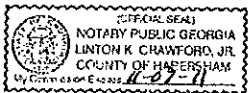
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever in FEE SIMPLE.

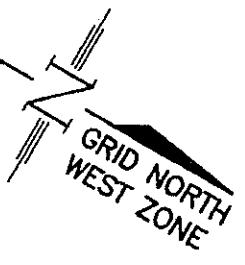
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on this 24th day of June 2009.

Signed, sealed, and delivered
in the presence of:

Lemuel T. Pruitt (SEAL)
Witness
Notary Public
My commission expires: 11-07-11
(Seal Affixed)

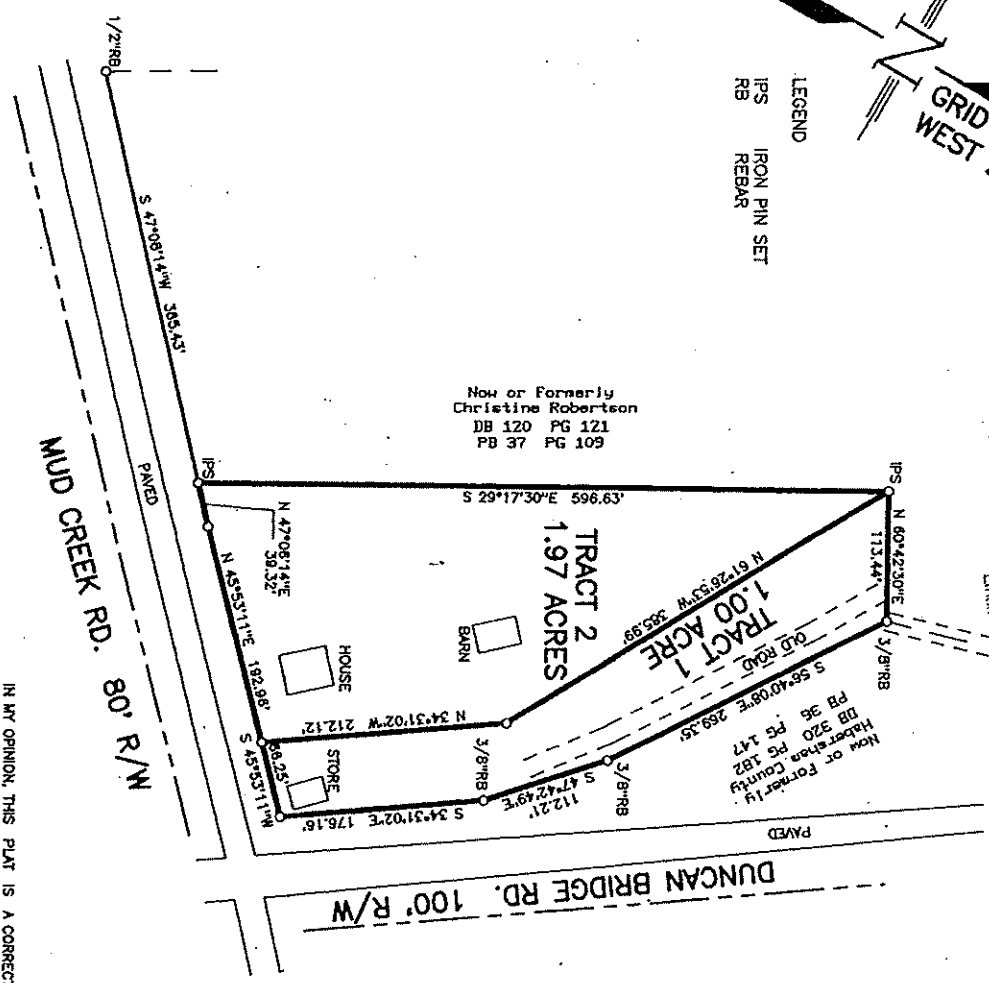




LEGEND
 IPS IRON PIN SET
 RB REBAR

2004 MAR 31 AM 11:50
 J. A. [Signature]
 BROOK FIELD SURVEYOR
 Emory University

Now or Formerly
 Christine Robertson
 DB 120 PG 121
 PB 37 PG 109



Now or Formerly
 Habersham County
 PB 36 PG 147
 DB 320 PG 182

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION
 OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY
 WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

- NOTES:
1. ALL IRON PINS SET ARE 1/2" REBAR.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS DETERMINED BY AN OPEN END TRAVERSE AND WAS NOT ADJUSTED.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000 FEET.
 4. EQUIPMENT USED IN THIS SURVEY WAS A TOPCON GTS-313 (5 SECOND) TOTAL STATION AND A PISON PLS DATA COLLECTOR.
 5. FIELD WORK COMPLETED MARCH 15, 2004.

SURVEY FOR
LEMUEL PRUITT
 LAND LOT 120 10th DISTRICT
 HABERSHAM COUNTY, GEORGIA
 JOB NO. 94-51-5 MARCH 22, 2004



SURVEYED BY JEFF WESHNER
 242 WILDWOOD CIRCLE 30923
 CLARKESVILLE, GA
 PHONE (706) 754-2357



Crawford & Cragg, LLC
Attorneys at Law
167 Professional Park
Post Office Box 220
Clarkesville, Georgia 30523
File # C09-166

Habersham County, Georgia
Real Estate Transfer Tax

PAID -0-
DATE 2-22-10
David C. Wall
Clerk of Superior Court
088-2010-00 0588

2010 FEB 22 PM 2: 27
 914 39
Book Page Recorded
David C. Wall

STATE OF GEORGIA
COUNTY OF HABERSHAM

QUITCLAIM DEED

THIS INDENTURE made this 15th day of February in the year of our Lord, Two Thousand and Ten between Habersham County of the State of Georgia, as party of the first part, and C.K. Homes, Inc., a Georgia corporation, as party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other considerations in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, release, and forever quitclaim to the said party of the second part, her heirs and assigns, all the right, title, interest, claim, or demand the said party of the first part has, or may have had in and to:


ALL THAT TRACT or parcel of land lying and being in Land Lot 120 of the 10th Land District of Habersham County, Georgia, consisting of 0.03 acres, more or less, on a plat of survey prepared by Jeff Weshner, R.S., under date of February 11, 2010, recorded in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat 63 , Page 42 , to which said plat and the record thereof, reference is hereby made for a more complete description.

NOTE: The sale of subject property was approved by the Habersham County Commission at its regularly scheduled meeting for the month of February, 2010 by a vote of 5 in favor of and 0 opposed.

With all rights, members, and appurtenances to the above-described property in anywise appertaining or belonging, to have and to hold said described property to the said party of the second part, so that neither the said party of the first part nor his heirs, nor any other person claiming under them shall at anytime, by any means or ways, have, claim, or demand any rights, title, interest, or equity in or to said property, its appurtenances, or any rights therein.

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

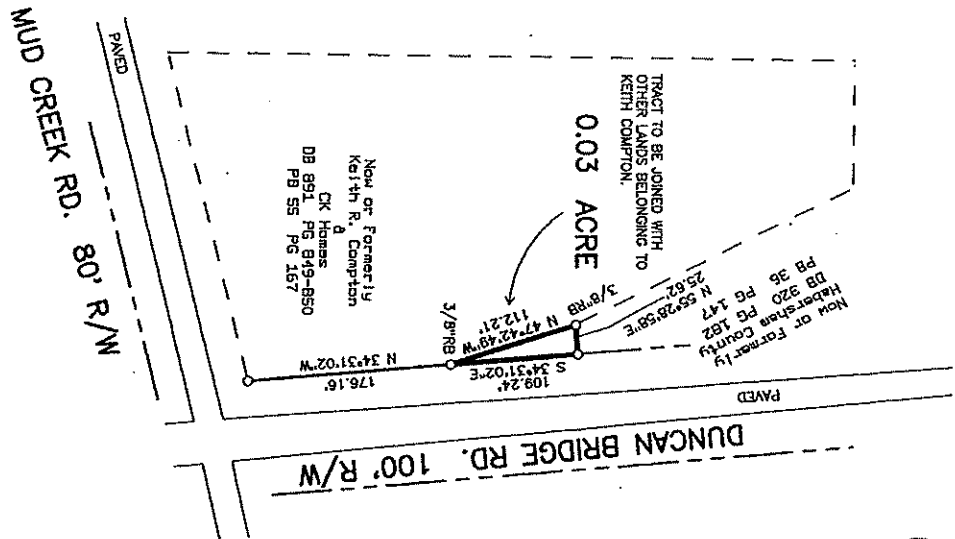
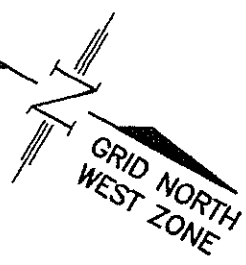
Signed, sealed and delivered in presence of:


Witness


Notary Public
My commission expires: 3-27-2012

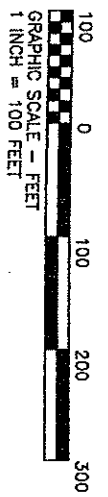
Habersham County
BY:  (SEAL)
Douglas Vermilya

Its: Chairman, Board of Commissioners



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

2010 FEB 22 PM 2:26
 Book Page Recorded
 David C. Weil



SURVEY FOR
KEITH COMPTON
 LAND LOT 120 10th DISTRICT
 HABERSHAM COUNTY, GEORGIA
 JOB NO. 94-51-8 FEBRUARY 11, 2010

- NOTES:
1. ALL IRON PINS SET ARE 1/2" REBAR.
 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS DETERMINED BY AN OPEN END TRAVERSE AND WAS NOT ADJUSTED.
 3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 31,669 FEET.
 4. EQUIPMENT USED IN THIS SURVEY WAS A TOPCON GTS-313 (SECOND) TOTAL STATION AND A PSION PLC DATA COLLECTOR.
 5. FIELD WORK COMPLETED MARCH 16, 2004.

APPROVED
Jeff Westner
 Surveyor
 HABERSHAM COUNTY PLANNING

SURVEYED BY JEFF WESTNER
 242 WILDWOOD CIRCLE
 CLARKESVILLE, GA 30623
 PHONE (706) 754-2337



Lorne H. Cragg
Attorney at Law
Post Office Box 220
Clarksville, Georgia 30523
File #13-57

Habersham County, Georgia
Real Estate Transfer Tax

PAID \$ 13.00

DATE 5-28-13
David C. Wall
Clerk of Superior Court

068-20/300 1224

HABERSHAM COUNTY
CLERK OF COURT

2013 MAY 28 AM 11: 54

1027 749

Book Page Recorded
David C. Wall

STATE OF GEORGIA
COUNTY OF HABERSHAM

WARRANTY DEED

THIS INDENTURE made between John Larry Smart and Cheryl L. Smart as Trustees of the John Larry Smart and Cheryl L. Smart Revocable Living Trust Dated March 29, 1995, as party or parties of the first part, hereinafter collectively referred to as Grantor, and C.K. Homes, Inc., a Georgia corporation, as party or parties of the second part, hereinafter collectively referred to as 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 ONE DOLLARS (\$1.00) 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 the following-described property:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 98 of the 10th Land District of Habersham County, Georgia, being shown and designated as Lot 49, containing 1.01 acres, more or less, of Woodmont Subdivision, as shown on a plat of survey prepared by Lovell, Duvall and Miller & Associates, Inc., R.L.S., under date of November 15, 2006, a copy of said plat being of record in the office of the Clerk of Superior Court of Habersham County, Georgia, in Plat Book 59, Page 155-158, to which said plat and the record thereof reference is hereby made for a more complete description.

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, the Grantor has signed and sealed this deed, on this 15th day of May, 2013.

Sworn to and subscribed before me,
this 15th day of May 2013.

John Larry Smart and Cheryl L. Smart as Trustees
of John Larry Smart and Cheryl L. Smart
Revocable Living Trust Dated March 29, 1995

Betta Euler
Witness *Betta Euler*

John Larry Smart (SEAL) TRUSTEE
John Larry Smart, Trustee

[Signature]
Notary Public

Cheryl L. Smart (SEAL) TRUSTEE
Cheryl L. Smart, Trustee



HEALTH DEPARTMENT NOTES:

Lot 2, 10, 14, 15, 28, 34, 44 and 45: See plan on site at the time of the health department inspection. The location of the septic system shall be indicated on the final plat and the location of the septic system shall be indicated on the final plat. The location of the septic system shall be indicated on the final plat. The location of the septic system shall be indicated on the final plat.

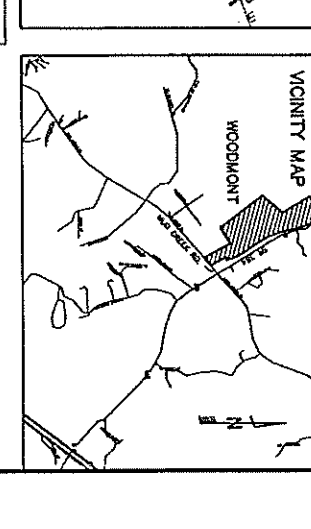
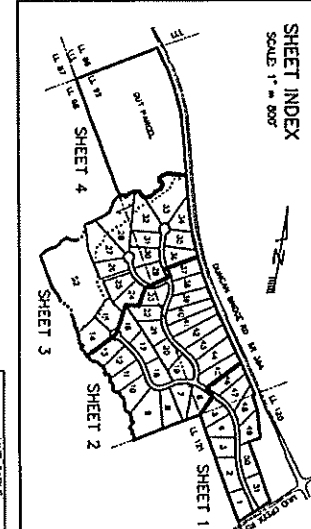
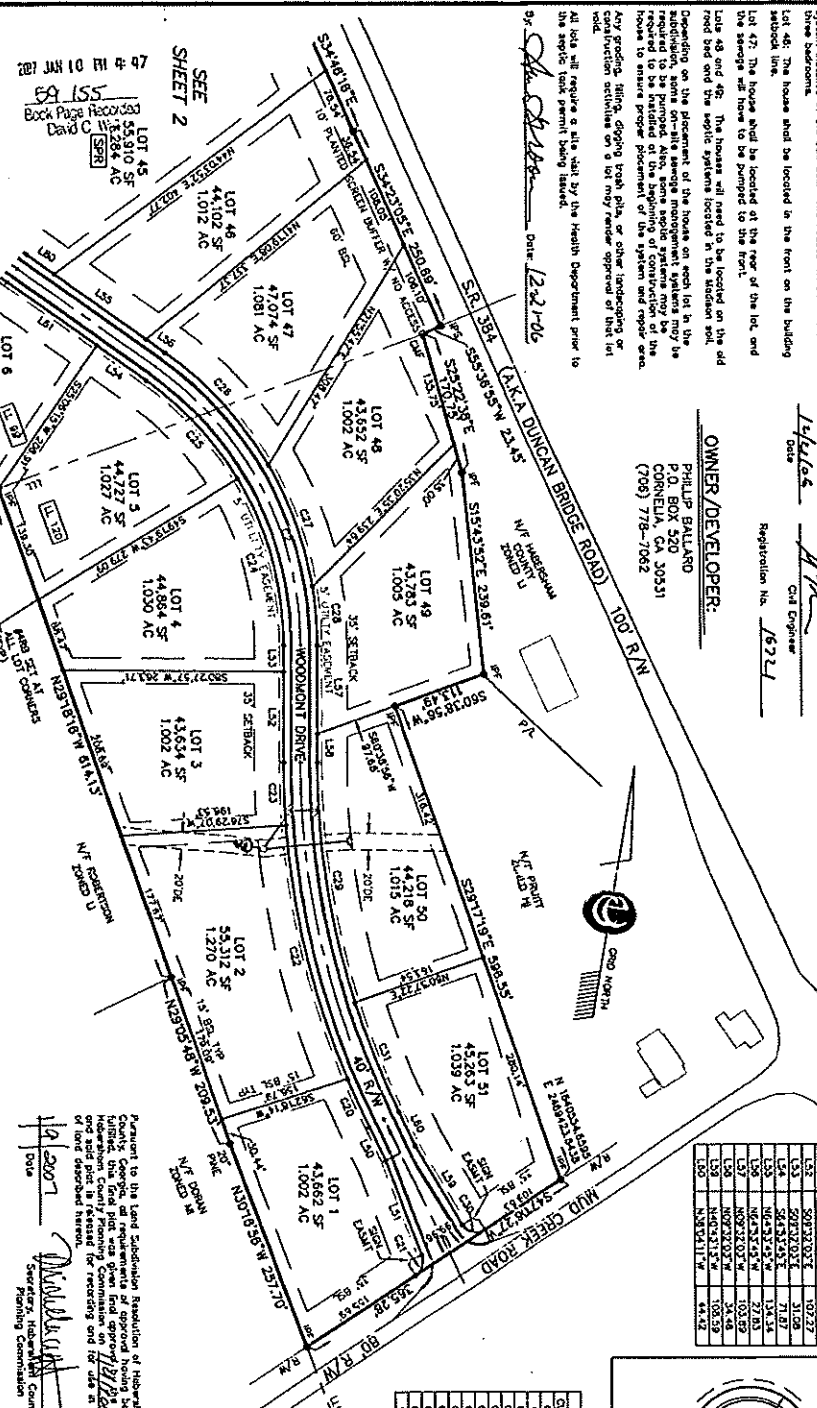
Any special, filing, filing, high pile, or other inspection of the construction shall be on a lot may require approval of that lot. Any special, filing, filing, high pile, or other inspection of the construction shall be on a lot may require approval of that lot. Any special, filing, filing, high pile, or other inspection of the construction shall be on a lot may require approval of that lot.

CONSTRUCTION
 ENGINEERING & ARCHITECTURE
 P.O. BOX 520
 CORNELIA, GA 30082
 PHONE: (706) 334-3043
 FAX: (706) 334-3000

FINAL PLAT DRAWING B/X
 (NO FIELD WORK PERFORMED)

SEE SHEET 2

LOT 45	44,102 SF	1.012 AC
LOT 46	44,102 SF	1.012 AC
LOT 47	47,074 SF	1.081 AC
LOT 48	43,852 SF	1.002 AC
LOT 49	43,852 SF	1.002 AC
LOT 30	44,716 SF	1.027 AC
LOT 31	44,716 SF	1.027 AC
LOT 4	44,864 SF	1.030 AC
LOT 3	43,634 SF	1.002 AC
LOT 2	55,312 SF	1.270 AC
LOT 1	43,662 SF	1.002 AC



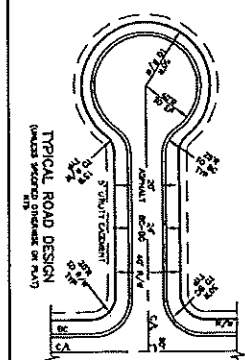
OWNER/DEVELOPER:
 PHILIP BALLARD
 P.O. BOX 520
 CORNELIA, GA 30082
 (706) 778-7062

CAD ENGINEER:
 L. L. GIBBS
 L.L.G. Engineering
 P.O. BOX 1011
 CORNELIA, GA 30082
 (706) 334-1001

Registration No. 16724
 Date: 12/15/06

LINE TABLE

LINE	BEARING	DISTANCE
100	S180°01'17"E	64.42
101	S180°01'17"E	130.35
102	S180°01'17"E	107.59
103	S180°01'17"E	107.59
104	S180°01'17"E	134.34
105	N64°32'45"W	134.34
106	N64°32'45"W	373.63
107	N64°32'45"W	103.89
108	N64°32'45"W	103.89
109	N64°32'45"W	103.89
110	N64°32'45"W	103.89



CURVE TABLE

CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
C00	935.00	82.81	1537.427
C01	703.00	82.81	1537.427
C02	935.00	82.81	1537.427
C03	935.00	82.81	1537.427
C04	935.00	82.81	1537.427
C05	935.00	82.81	1537.427
C06	935.00	82.81	1537.427
C07	935.00	82.81	1537.427
C08	935.00	82.81	1537.427
C09	935.00	82.81	1537.427
C10	935.00	82.81	1537.427
C11	935.00	82.81	1537.427
C12	935.00	82.81	1537.427

Woodmont, Habersham County has no responsibility to back improve, maintain, or otherwise service the private roads, drainage improvements, and other improvements contained within the general public purpose easement and utility right-of-way for private roads shown on this plat.

Comments recorded in deed book - Pages 201

It is hereby certified that this plat is true and correct and that all requirements of the Georgia Code have been met and that the same have been filed in the office of the Clerk of the Superior Court of Habersham County, Georgia, this 12th day of December, 2007, and that the same are subject to the provisions of the Georgia Code.

By: [Signature]
 Secretary, Habersham County Planning Commission

FINAL SUBDIVISION PLAT FOR:
WOODMONT
 LAND LOTS 98, 99, 120 & 121
 10TH DISTRICT
 HABERSHAM COUNTY, GEORGIA

SURVEY & FIELD WORK BY:
 LOVELL DUVALL MILLER & ASSOCIATES, INC.
 P.O. BOX 906
 CLARKESVILLE, GA 30022
 (706) 754-9422

DATE: 11/15/06
JOB NO.: 2006-000
DRAWN BY: PMW
CHECKED BY: SD
SHEET: 1 OF 4