

RECORDED  
Book 982 Page 204  
Date 7-8-2021  
Frankie Gray, Clerk

FILED IN OFFICE  
HART SUPERIOR COURT

After recording return to:  
THE GORDON LAW FIRM  
ATTORNEYS AT LAW, LLC  
Post Office Box 870  
415 East Howell Street  
Hartwell, Georgia 30643

2021 JUL -8 PM 1:20

Hart County, Georgia  
Real Estate Transfer Tax  
Paid: \$ 302.50  
Date: 7-8-2021  
PT 61#073: 2021-001186  
Frankie Gray, Clerk

*Connie H. Gray*  
FRANKIE H. GRAY, CLERK

STATE OF GEORGIA  
COUNTY OF HART

**WARRANTY DEED**  
(Joint Tenancy With Right of Survivorship)

THIS INDENTURE, made effective the 6<sup>th</sup> day of June, 2021, between Esther Mary Dascenzo, of Brinkhaven, Ohio, hereinafter referred to as Grantor, and Drew Robert Fredrick and Karianne Fredrick, of Peachtree Corners, Georgia, hereinafter referred to as Grantees;

WITNESSETH: That the Grantor for and in consideration of the sum 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 and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the Grantees as joint tenants, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following property, to-wit:

All that lot or parcel of land, with improvements thereon, lying and being in the 1119<sup>th</sup> G.M. District of Hart County, Georgia, being designated as Lot No. 5-A of Vickery Point, and being more particularly shown and delineated by a plat of survey dated September 10, 1977 prepared by A.M. Britt, Georgia Registered Land Surveyor, recorded in Plat Book 22, at Page 382 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

The above-described property is subject to restrictions set forth in a Warranty Deed dated April 21, 1978 from M&M Development Co., Inc. to Anthony J. Dascenzo and Esther Mary Dascenzo, recorded in Deed Book 140, Pages 871-872 in the Office of the Clerk of Superior Court of Hart County, Georgia.

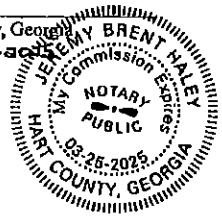
TO HAVE AND TO HOLD the said tract or parcel of land with all singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of the Grantees as joint tenants, for and during their natural lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, in Fee Simple.

AND THE Grantor, her executors and administrators will warrant and forever defend the right and title to the above described property, unto the Grantees, as hereinabove provided, against the claims of any and all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 30<sup>th</sup> day of June, 2021..  
Signed, sealed, and delivered in the presence of:

*Jeremy Brent Haley*  
WITNESS

*Annette Lendacki* POA (SEAL)  
Esther Mary Dascenzo by Annette Lendacki as her attorney-in-fact pursuant to a Limited Power of Attorney dated June 21, 2021

NOTARY PUBLIC, Hart County, Georgia  
Commission expiration: 03-25-2025  


LOT 5-A VICKERY POINT

G-238-H

572'

IPS S 84°-46' E

100'

IPS

204.8'

167.3'

4-A

5-A

6-A

N 05°-14' E

S 05°-14' W

106.8'

IPS

IPS

S 74°-41' W

STATE OF GEORGIA  
SUPERIOR COURT

April 13, 1978

10:45 A.M.

22

Recorded in  
Page 382

April 13, 1978

*Jessie B. Johnson*  
Deputy Clerk



HART COUNTY, GEORGIA,  
1119th DIST., G.M.  
SURVEYED SEPT. 10, 1977  
SCALE 1" = 40'

*A. M. Britt*



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

## EXHIBIT " \_\_\_\_\_ "



2022 Printing

This Exhibit pertains to that certain Property known as: 1403 Tranquility Lane, Hartwell, Georgia 30643.

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. 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 of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

#### 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) drf ef 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) drf ef 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).

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

(f) DM 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

\_\_\_\_\_  
2 Buyer's Signature Date

\_\_\_\_\_  
Print or Type Name

Additional Signature Page (F267) is attached.

\_\_\_\_\_  
Buyer's Agent Signature Date

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Buyer Brokerage Firm

Authenticate  
Drew Robert Fredrick 05/17/2022  
1 Seller's Signature Date

Drew Robert Fredrick  
Print or Type Name

Authenticate  
Karianne Fredrick 05/17/2022  
2 Seller's Signature Date

Karianne Fredrick  
Print or Type Name

Additional Signature Page (F267) is attached.

Authenticate  
Darcy Maixner 05/17/2022  
Seller's Agent Signature Date

Darcy Maixner  
Print or Type Name

Coldwell Banker Fort Realty  
Seller Brokerage Firm