

RECORDED
Book 951 Page 114-115
Date 9-24-2021
Frankie Gray, Clerk

FILED IN OFFICE
HART SUPERIOR COURT

2021 SEP 24 PM 3: 37

Conny M. Brown
FRANKIE H. GRAY, CLERK

Return to:
Beau Kaye & Associates, LLC
258 North Broad Street
Winder, GA 30680
File No. 21W0924K

Hart County, Georgia
Real Estate Transfer Tax

Paid: \$ 115⁰⁰

Date: 9-24-2021

PT 61#073: 2021-021605

Frankie Gray, Clerk

EXECUTOR'S DEED

STATE OF GEORGIA
COUNTY OF BARROW

THIS INDENTURE, made this 21st day of September, 2021 between Marilyn B. Pugmire, as Executor of The Estate of Flora I. White, late of the County of Hart, State of Georgia, as party of the first part, and David Czentnar, as party of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of \$10.00, in hand paid at and before the sealing and delivery of the presents, these 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, its successors and assigns the aforesaid Estate's undivided interest in and to the real property described Exhibit "A" attached hereto:

See Attached Exhibit "A"

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 party of the first part, their 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 and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first parties have hereunto set their hands and affixed their seals the day and year first above written.

Marilyn B. Pugmire (Seal)
Marilyn B. Pugmire, as Executor of The
Estate of Flora I. White

Signed, sealed and delivered on this 21st
day of September, 2021 in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public
My Commission Expires

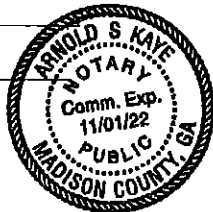
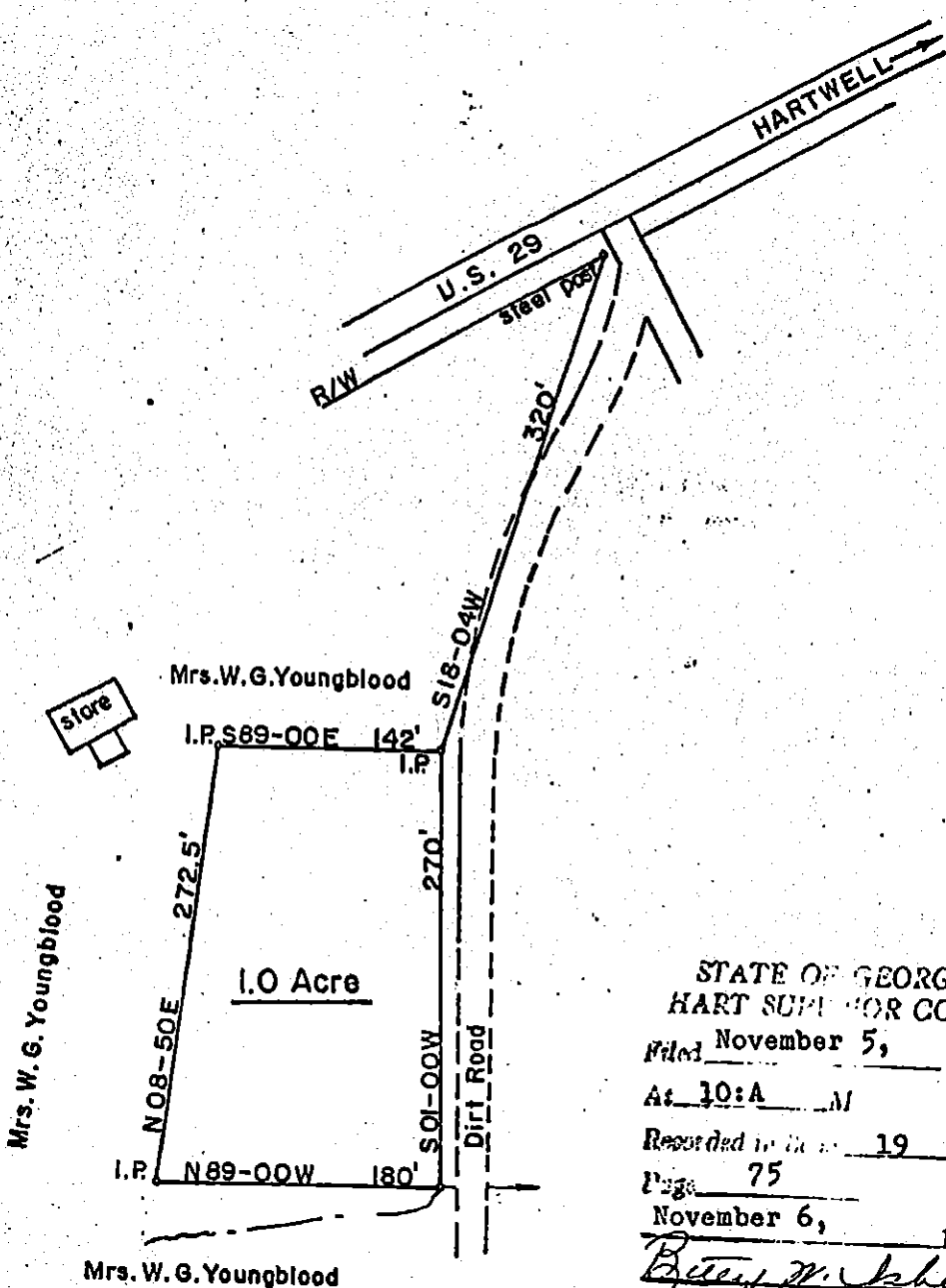


EXHIBIT "A"

All that lot of land, together with all improvements thereon, located in the 1112th District, G.M., Hart County, Georgia, containing 1 acre, more or less, and being more particularly described as to courses and distances in the following manner:

Beginning at an iron pin located in the West side of the dirt road leading in a southerly direction from U.S. Highway 29 immediately north-easterly of Mary's Bargain Store (sometimes known as Segar's Bargain Store and formerly known as Youngblood's Bargain Store), said dirt road leaving said U.S. Highway 29 opposite the Tabernacle Baptist Church, and said beginning iron pin being more particularly located as South 18 degrees 04 minutes West 320 feet of a steel post at the southwesterly corner of the intersection of said U.S. highway 29 and said dirt road; running thence along the West side of said dirt road South 1 degree 00 minutes West 270 feet to a point; thence North 89 degrees 00 minutes West 180 feet to an iron pin; thence North 8 degrees 50 minutes East 272.5 feet to an iron pin; thence South 89 degrees 00 minutes East 142 feet to the beginning iron pin;

This property is bounded on the East by said dirt road; on the South, West and North by property of Mrs. W.G. Youngblood, also known as Mrs. Carrie S. Youngblood, and is more particular described on a plat made by A.M. Britt, Registered Land Surveyor, dated October 21, 1969, which plat is recorded in Plat Book 19, at page 75, Clerk's Office, Hart County, Georgia, and is by reference incorporated herein in full of this description.



STATE OF GEORGIA
 HART SUPERIOR COURT
 Filed November 5, 19 69
 At 10: A M
 Recorded in the 19
 Page 75
 November 6, 19 69
Betty M. Shree
 Deputy Clerk



HART COUNTY, GEORGIA
 1112th DIST., G.M.
 SURVEYED OCT. 21, 1969
 SCALE 1" = 100'
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: 64 Prairie Road, 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) DC 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) _____ 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).

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

(f) RS 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.

_____	_____	<small>Authentisign</small> <u>David Czentnar</u>	<u>06/22/2022</u>
1 Buyer's Signature	Date	1 Seller's Signature	Date
_____		<u>David Czentnar</u>	
Print or Type Name		Print or Type Name	

_____	_____	_____	_____
2 Buyer's Signature	Date	2 Seller's Signature	Date
_____		_____	
Print or Type Name		Print or Type Name	

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

_____	_____	<u>Renee Smith</u>	<u>6/22/22</u>
Buyer's Agent Signature	Date	Seller's Agent Signature	Date
_____		<u>Renee Smith</u>	
Print or Type Name		Print or Type Name	

_____	<u>Coldwell Banker Fort Realty</u>
Buyer Brokerage Firm	Seller Brokerage Firm