#### Cover page for:

# Preliminary Certificate of Title (Coffee County)

#### With copies of recorded exceptions. \*

\* **Note:** Exceptions #7 & # 8 (Deed to Secure Debt & UCC Financing Statement) are to be *removed at closing*. Copies of these documents are not included.

Preliminary Certificate of Title prepared by:

Law Office of Ken W. Smith, P.C.

For January 27, 2021 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

#### On behalf of:

#### Carolyn Timberlands, LLC

**Note:** The tract numbers in the Preliminary Certificate of Title do not correspond to the auction tract numbers. For purposes of bidding at the auction, and for purposes of the purchase documents, the auction tracts are identified by the tract numbers used in the auction brochure and Exhibit A in the Bidder Packets. The tract numberings are crossed-referenced in the table below.

Title Tract Numbers:	Auction Tract Numbers:
Tract One	1 - 3
Tract Two	10 - 12 & pt. 13
Tract Three	14, pt. 13
Tract Four	4 - 9
Tract Five	15 - 22

#### Law Office of

# KEN W. SMITH

## A Professional Corporation ATTORNEY & COUNSELLOR-AT-LAW

P.O. Box 1745 53 South Tallahassee Street Hazlehurst, Georgia 31539 Telephone: 912-375-7797 Facsimile: 912-375-7736 kws@kwslawpc.com

# PRELIMINARY CERTIFICATE OF TITLE

Prepared For: J. Earl Tison, Schrader Real Estate & Auction Company, Inc. 950 N. Liberty Drive, Columbia City, IN 46725

In Re: Carolyn Timberlands, LLC 3,094.65 Acres, more or less, located in Coffee County, Georgia

THIS IS TO CERTIFY that I, the undersigned, a duly licensed and practicing attorney in Jeff Davis County, Georgia, have examined all properly indexed public land records in Coffee County, Georgia, which do or may disclose information affecting title to the real estate described on Schedule "A" of this certificate, which schedule is attached to and made a part of this Certificate of Title. The title search performed for this certificate encompassed a period of not less than fifty years. Relying upon the accuracy of the indexes of said public records, it is the opinion of the undersigned that the fee simple title to said described property is, as of the date of this opinion, vested in CAROLYN TIMBERLANDS LLC, subject, however, to the liens, objections, exceptions, encumbrances, mortgages, clouds and other defects hereinafter set out on Schedule "B" of this opinion, in objections numbered One through Nine.

SO CERTIFIED this the // day of January, 2021, at 11:00 A. M.

KEN W. SMITH ATTORNEY AT LAW

#### SCHEDULE "A" LEGAL DESCRIPTION

#### TRACT ONE: (BUSHNELL TRACT MAP 59 PARCEL 23)

All that tract or parcel of land lying and being in Lot of Land No. 43 in the Sixth Land District of Coffee County, Georgia, and containing 115.27 acres, more or less, and being more particularly described as follows: Commencing at the southwest corner of said lot, thence running east along the south original lot line 2038 feet to a stake, thence running north 2432 feet to an iron stake, thence funning south 88 degrees 22 minutes west 2100 feet to the west original lot line 2426 feet to the point of beginning. Being bound, now or formerly, as follows: on the south by a road and lands of Charlie Carver; on the east by lands of Harvey Fussell; on the north by lands of Henry Cato; and on the west by lands of Claude Harper and Walter Porter; all according to plat thereof recorded in Plat Book #5, Folio #115, Public Records of Coffee County, Georgia

This is the same and identical tract of land conveyed to Cook and Company, a co-partnership composed of Claude P. Cook and Claude P. Cook as Trustee under the Last Will and Testament of Frank S. Cook, deceased for the children of the said Claude P. Cook, namely, Carolyn Cook Whitfield, Saralyn Cook Sears and Claude Parker Cook, Jr., by George R. Seville and Mrs. Mary Stone Seville in that certain deed dated August 24, 1967, and recorded in Deed Book #149, Folio #585, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

#### TRACT TWO: (WILCOX TRACT MAP 86 PARCEL 01)

All that tract or parcel of land containing 650 acres, more or less, of original Lots of Land Nos. 318, 281, 272, 271, and 282 in the First Land District of Coffee County, Georgia, and being bound, now or formerly, as follows: on the north by the Ocmulgee River; on the east by lands of Cook and Company in part and by lands of J.M. Knight in part; on the south by the original land lot line of Lots Nos. 271 and 272; and on the west by a blazed line running north and south dividing these lands and lands of A.M. Wilcox Estate.

This is the same and identical tract of land conveyed to Cook and Company, a partnership composed of Claude P. cook, Mrs. Lunia v. Cook and Claude P. Cook, as Trustee under the Last Will and Testament of Frank S. Cook, deceased for the children of the said Claude P. Cook, namely, Carolyn Cook Whitfield, Saralyn Cook Sears, and Claude Parker Cook, Jr. by Mrs. Shirley Cross and Rodney P. Wilson, Executrix and Executor respectively, of the Last Will and Testament of W. C. Wilcox in that certain deed dated September 24, 1966, and recorded in Deed Book 136, Folio 358, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

#### TRACT THREE: (MAP 86 PARCEL 28 ALSO WILCOX TRACT)

**TRACT A:** 400 acres, more or less, of lot of land No. 317 in the First Land District of Coffee County, Georgia, being all of said lot lying and being on the South of the Ocmulgee River, bounded: on the North by the Ocmulgee River, east, south and west by the original land lot lines.



# SCHEDULE "A" CONTINUED LEGAL DESCRIPTION

**TRACT B:** 25 acres, more or less, of lot of land No. 271 in the First Land District of Coffee County, Georgia, bounded on the north and east by the original land lot lines; south by River Road, and west by lands of W.C. Wilcox estate.

**TRACT C:** 475 acres, more or less, of lot of land No. 282 in the First Land District of Coffee County, Georgia, being all of said Lot No. 282 except 15 acres lying and being in the southwest corner of said land lot.

The above three tracts are Tracts 1, 2 and 3 as described in that Administrator's Deed to Cook and Company, a partnership composed of Claude P. Cook, individually and Claude P. Cook as Trustee under the Last Will and Testament of Frank S. Cook, deceased for Claude P. Cook, Jr., Saralyn C. Sears and Carolyn Cook by Atlantic National Bank as Administrator of the Estate of Morgan Wilcox in that certain deed dated November 6, 1964, and recorded in Deed Book #136, Folio #66, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

#### TRACT FOUR: (MAP 69 PARCEL 12 ALSO WILCOX TRACT)

**TRACT A:** All of lot of land No. 235 in the First Land District of Coffee County, Georgia, containing 490 acres, more or less, and being the same lands described in a deed from James R. Wilcox to Morgan E. Wilcox and recorded in Deed Book 73 at page 470, in the Office of the Clerk of Superior Court of Coffee County, Georgia.

This is Tract 4 as described in that Administrator's Deed to Cook and Company, a partnership composed of Claude P. Cook, individually and Claude P. Cook as Trustee under the Last Will and Testament of Frank S. Cook, deceased for Claude P. Cook, Jr., Saralyn C. Sears and Carolyn Cook by Atlantic National Bank as Administrator of the Estate of Morgan Wilcox in that certain deed dated November 6, 1964, and recorded in Deed Book #136, Folio #66, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

**TRACT B:** All of the northeast quarter of original lot of land No. 226 in the First Land District of Coffee County, Georgia, containing 122.5 acres, more or less and being bounded on the north and east by original lot lines and on the south and west by mid-lot lines.

This is the same tract of land conveyed to Cook and Company, a partnership composed of Claude P. Cook, Mrs. Lunia v. Cook and Claude P. Cook as trustee under the last will and testament of Frank S. Cook, deceased for the minor children of the said Claude P. Cook, namely Carolyn Cook, Saralyn Cook and Claude Parker Cook, Jr. by W. Carlton Wilcox in that certain deed dated September 23, 1958, and recorded in Deed Book #112, Folio #388, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

# SCHEDULE "A" CONTINUED LEGAL DESCRIPTION

TRACT FIVE: (MEALOR-CATO TRACT MAP 33 PARCEL 001)

**TRACT A:** A tract of land consisting of a portion of Land Lot No. 25 and a portion of Land Lot 26 in Coffee County, Georgia. This is all of the property located in Coffee County that was conveyed to Cook and Company, a partnership comprised of Claude P. Cook, Sr., individually, and Claude P. Cook, Sr. as Trustee under the will of Frank S. Cook for Claude P. Cook, Jr., Carolyn Cook Sears, and Carolyn Cook Trowell by A.L. Dorminy, P.G. White, Jr., and W. Emory Walters in that certain deed dated April 13, 1979, and recorded in Real Estate Record 79-868, in the Office of the Clerk of Superior Court for Coffee County, Georgia. Said property is further described as being a portion of Tract 2 in said deed.

TRACT B: All that tract or parcel of land lying and being in Lot of Land No. 24 in the Fourth Land District of Coffee County, Georgia, containing 440, acres, more or less and bounded as follows: North by lands known as the Robert Mobley home place; east by lands known as the E. H. Moore home place; south by lands known as the Jack Mobley place; and west by the E. H. Moore Estate and being all of said lot except 50 acres in the northeast corner thereof now or formerly owned by Lee R. Taylor and is all of the properly located in Coffee County that was conveyed to Cook & Company, a partnership composed of Claude P. Cook, Mrs. Lunia V. Cook and Claude P. Cook as Trustee under the Last Will and Testament of Frank S. Cook, deceased for the minor children of said Claude P. Cook, namely Carolyn Cook, Saralyn Cook and Claude Parker Cook, Jr. by Mrs. F. H. Meeler, Ernest Meeler, Lloyd T. Meeler, Mrs. Bessie Meeler Jump, Mrs. Ommie Meeler Adams, Mrs. Mae Meeler Grantham, and H. B. Adams as Administrator of the Estate of F. H. Meeler, deceased in that certain deed dated September 19, 1955, and recorded in Deed Book 101, Page 504, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

TRACT C: Fifty (50) acres, more or less, of lot of land No. 24 in the Fourth Land District of Coffee County, Georgia, beginning at a point on the north line of said lot where the old Coffee Public Road crosses said north line; thence following Old Coffee Public Road in a southeasterly direction to a point on said road where it is intersected by a small branch or head; thence following said branch or head almost south to a point where said branch intersects with another branch; thence following said last named branch along the meanderings of said branch to a point where said last named branch empties into Mobley Mill Creek at the Ford of said Mobley Mill Creek where said Old Coffee Public Road crosses Mobley Mill Creek; thence following said Mobley Mill Creek north along the run of said creek to the north original line of said lot No. 24; thence west along the west line of said lot No. 24 to a point where Old Coffee Public Road crosses said north line of said lot No. 24, to the point of beginning, and being a part of the same lot of land on which Robert Mobley formerly resided. Further described as bounded on the east, south and west by lands owned by J. L. Hayes and Hazel Hayes, and bounded on the north by the north original lot line of said Lot No. 24 in the said Fourth Land District of Coffee County, Georgia and is all of the properly located in Coffee County that was conveyed to Cook & Company, a partnership composed of Claude P. Cook, Mrs. Lunia V. Cook and Claude P. Cook as Trustee under the Last Will and Testament of Frank S. Cook, deceased for the minor children of said Claude P. Cook, namely Carolyn Cook, Saralyn Cook and Claude Parker Cook, Jr. by Lee Roy Taylor in that certain deed dated February 4, 1956, and recorded in Deed Book 106, Page 45, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

SCHEDULE "A" CONTINUED ON FOLLOWING PAGE

# SCHEDULE "A" CONTINUED LEGAL DESCRIPTION

TRACT D: All that tract or parcel of land containing 349.39 acres of original Lot of Land No. 25 of the 4th Land District of Coffee County, Georgia, composed of three tracts containing 261.70 acres, more or less, 73.52 acres, more or less, 14.17 acres, more or less, and bounded as a whole as follows: North by lands of W. M. Cook and John M. McKeiver; east, south and west by the original land lot lines of said lot. Said tract of land is more particularly described according to a plat prepared by D. H. Peterson, Surveyor, dated August 31, 1954 and recorded in Plat Book 2, Page 331, in the office of the Clerk of the Superior Court of Coffee County, Georgia and is all of the properly located in Coffee County that was conveyed to Cook & Company, a partnership composed of Claude P. Cook, Mrs. Lunia V. Cook and Claude P. Cook as Trustee under the Last Will and Testament of Frank S. Cook, deceased for the minor children of said Claude P. Cook, namely Carolyn Cook, Saralyn Cook and Claude Parker Cook, Jr. by Henry Cato and Homer Johnson in that certain deed dated October 5, 1956, and recorded in Deed Book 106, Page 258, in the Office of the Clerk of Superior Court for Coffee County, Georgia.

#### SCHEDULE "B" LIENS - OBJECTIONS - EXCEPTIONS

- (1) All questions with reference to the following are expressly excepted from this Certificate unless otherwise noted herein:
- a. Such facts as would be disclosed by an accurate survey or personal inspection of the property;
- **b.** Errors of surveyors, including, but not limited to, encroachments, computation of acreage, or location of boundaries;
- **c.** The past or present presence of any hazardous, toxic or other dangerous wastes, materials, or other substances on, in, under, or about said property;
- d. Adverse claims of any persons in possession of any part or the whole of said property, unless shown by public records;
- e. Unrecorded claims for labor, materials or services furnished for the improvement of the property described on Schedule A.
- f. Items of personalty used in connection with, or attached to, the realty, where not indexed upon the Deed Records;
- g. All existing roads, easements, rights of ways, or gas, oil, or mineral deeds or leases, whether or not the same appear of record;
- **h.** All zoning ordinances, regulations, municipal or county, or any actions by any municipal or governmental agency (heretofore or hereafter taken) for the purpose of regulating the use, occupancy, or zoning of the property described on Schedule of this Certificate of Title, or any building or structure thereon;
- i. Matters affecting the title which are not of record or which if they are recorded, are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner;
- j. Matters which might be disclosed by an examination of the United States Bankruptcy Courts of the applicable jurisdiction;
- **k**. Responsibility relative to the accuracy and sufficiency of the description of the property is hereby excepted when the examiner must rely totally upon prior deeds for the purpose of acquiring such description, or upon information by the party requesting the certificate;
- I. The examination of the aforesaid title was strictly confined to records maintained in the Office of the Clerk of the Superior Court of the County wherein the captioned property is situated and the online digital computer records of the Georgia Superior Court Clerk's Cooperative and did not concern city taxes or county taxes not specifically reduced to judgment and duly recorded in the General Execution Docket in said Clerk's Office, or any other matter not properly indexed or recorded in the Land Records in said Office or the online digital computer records with the Georgia Superior Court Clerk's Cooperative within the time covered by this examination;
- **m.** All legal responsibility and liability of the attorney making this certificate is expressly limited to the party for whom the certificate was prepared, as shown and named herein, and shall include no other person, firm or corporation, at any time, and this certificate is not assignable or transferrable, and the examiner has no liability whatsoever to any assignee or transferee of same.;
- **n**. Financial responsibility of the attorney making this certificate to any lender for whom the certificate is prepared shall be limited to the amount of the initial indebtedness secured by the captioned property in reliance upon this certificate and shall not extend to future advances or additional monies loaned on said property under an open-end deed to secure debt;
- o. All matters of record pre-dating the record search as hereinabove set out;
- p. All matters relating to access, or lack of access, to the captioned property or rights of ingress or egress;
- q. All matters of record subsequent to the date of this Certificate of Title;
- **r**. Responsibility relative to the accuracy of information disclosed to the examiner by the applicable taxing authority concerning the captioned property or the accuracy of the records of the applicable taxing authority.

SCHEDULE "B" CONTINUED ON FOLLOWING PAGE

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# SCHEDULUE "B" CONTINUED LIENS - OBJECTIONS - EXCEPTIONS

#### (2) TRACT ONE:

- (a) Deed Book 66 Page 233; Conveyance of one half interest in all Oil, Gas and Mineral Rights to Freed Scott. Includes right of ingress and egress for mining, drilling, exploring, operation and developing the land for oil, gas and other minerals, and storing, handling, transporting and marketing same therefrom.
- (b) Georgia Power Line located in the extreme northeast corner of the property, barely skirting it as shown on Plat 5 Page 115; however, no conveyance of an easement for such right was found.
- (c) Deed Book 1661 Page 163, Current Use Assessment Agricultural, expires 12/31/2022.

#### (3) TRACT TWO:

- (a) Deed Book 77 Page 1094; Less and Except 7.659 acres conveyed to Georgia Department of Transportation for State Route 107.
- (b) Forest Land Conservation Easement Deed Book 1462 Page 341, expires 12/31/2023.
- (c) Forest Land Conservation Easement Deed Book 1661 Page 166, expires 12/31/2023.

#### (4) TRACT THREE:

- (a) Deed Book 77 Page 1094; Less and Except 7.659 acres conveyed to Georgia Department of Transportation for State Route 107.
- (b) Forest Land Conservation Use Covenant Deed Book 1462 Page 341, expires 12/31/2023.
- (c) Forest Land Conservation Use Covenant Deed Book 1661 Page 166, expires 12/31/2023.

#### (5) TRACT FOUR:

- (a) Forest Land Conservation Use Covenant Deed Book 1462 Page 341, expires 12/31/2023.
- (b) Forest Land Conservation Use Covenant Deed Book 1661 Page 166, expires 12/31/2023.
- (c) Order of Superior Court dated October 24, 1974 recorded in Minute Book 19, Page 284 which establishes Land Lot Line between Land Lot 234 and Land Lot 235 First District for 2431.3 feet as being East instead of West of Carl Wilcox road. This line as established is the western boundary of Tract A as being east of said road for such distance.

#### (6) TRACT FIVE:

- (a) Forest Land Conservation Use Covenant Deed Book 1462 Page 345, expires 12/31/2023.
- (b) Forest Land Conservation Use Covenant Deed Book 1661 Page 169, expires 12/31/2023.

#### **ALL TRACTS:**

- (7) Deed to Secure Debt to AgSouth Farm Credit, ACA from Carolyn Timberlands, LLC recorded on March 28, 2020 in Deed Book #2074, Pages #279-88, in the office of the Superior Court Clerk of Telfair County, Georgia.
- (8) UCC to AgSouth Farm Credit, ACA from Carolyn Timberlands, LLC recorded on March 28, 2020 in Deed Book #2074, Pages #289-94, in the office of the Superior Court Clerk of Telfair County, Georgia.
- (9) Taxes: State, County and/or City taxes for the year 2021, not yet due and payable.



Mineral Deed

KNOW ALL MEN BY THESE PRESENTS, That J. D. Anderson, whose wife is Beulah Anderson of Ambrose, Georgia hereinefter called Granter, (whether one or more) fer and in consideration of the sum of Ten Dollars (\$10.00) cash in kand paid and other good and valuabile considerations, the receipt of which is hereby schowledged, does hereby grant, bergein, sell convey, transfer, essign and deliver unto Pred G. Scott of Gladewater, Texas, hereinefter called Grantee (whether one or more) an undivided One Half (\$) interest in and to all of the oil, gas and other minerals in and under and that may be preduced from the fellewing described lands situated in Coffee County, State Georgia to-wit; 109 acres in let no. 43 in the 6th Lend District, bounded as follows! One the north by lands of Henry Cato; and on the East by Johnnie Herper; on the south by Claude Flowers; on the west by Câgade Parper;
Alse 88 acres in let no. 3 in the 6th land district and let 69, 5th District, bounded as fellows! One the north by Buelah Anderson and Earl Day; on the south by J. C. McElroy; on the East by R, W. Cate; on the West by Jimmie Strickland. Containing 198 acres, more or less, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operation and developing said lends for oil, gas and other minerals, and atering, hendling, transporting and marketing the same therefrom with the right to remove from said lend all of Grantee's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting eil and gas lesse of record heretofere executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interest in and to all bomuses, rents, royalties and other benefits which may accure under the terms of said lesse insofer as it covers the above described land from and after the dete hereof, precisely as if the Grantee herein had been at the date of the making of said Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Granter by payment any mortgage, taxes, or other liens on the above described land, upon default in payment by Granter, and be subrogeted

other liens on the above described land, upon default in payment by Granter, and be subrogeted to the rights of the holder thereof.

TO HAVE AND TO HOLD The above described property and easement with all and singular the rights, priviliges, and appurtenances thereunto or in any wise belonging to the said Grantee herein his heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantor does hereby warrant said title to Grantee his heirs, executors, administrators, personal representatives, successors and assigns forever and do hereby agree to defend all and singular the said property unto the said Grantee herein his heirs, successors executors, personal representatives and assigns against every person whomseever claiming or to claim the same or any part thereof.

WITNESS my hand and seal this 27th day of February, 1944.

Signed, Sealed and Delivered in the Presence of:

Mildred Carol

J. D. Anderson

(Seal)

Martha G. Amos N. P. Georgia State at Lorge My com. exp. March 30, 1947 (N. P. Seal Affixed)

Recorded March 13, 1944

WARRANGY DEED

STATE OF GEORGIA, Coffee COUNTY

THIS INDENTURE, made this 9th day of March in the year of our Lord One Thousand
Nine Hundred and Forty Four between Mrs. S. P. Taylor of the State of Georgia and County
of Coffee of the first part and S. M. Plummer of the State of Georgia and County of Coffee
of the second part.

WITNESSETH: That the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the first part for and in consideration of the said part of the said pa

WITNESSETH: That the said part of the first part for and in consideration of the sum of fifty (\$50.00) and Ne/100 Dollars in hand paid at and before the scaling and delivery of these presents, the receipt whereof is hereby scknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his Heirs and essigns, all that tract or parcel of land lying and being in City of Douglas, Georgia and further described as beginning 40 ft. East of the intersection of Pearl and Magnolia Sts. and running 40 ft. E. along the North side of Magnolia St. Then a North parallel to Pearl St. for 80 ft. thence West parallel to Magnolia 40 ft thence Se. parallel to Pearl 80 ft. to point of beginning.

TO HAVE AND TO HOLD the said bergained premises, tegacher with all and singular the trights, members and appurtenances thereof, to the same being: belonging or in any wise appertaining, to the only proper use, benefit and behoff of S. M. Plummer the said party of the second part. His heirs and assigns forever IN FEE SIMPLE.

And the said party of the first part, for her heirs, executors and administrators will warrant and forever defend the right and totale to the above described property unto the said party of the second. part, his heirs and assigns, against the lawful claims of all persons whomsoever.

persons whomsoever. IN WITNESS WHEREOF, The seid party of the first part has hereunte set her hand and affixed her seal the day and year above written.

Signed, sealed and delivered in the presence of S. P. (Seal)

Signed, seeled and delivered in the p George Woods Jay W. Fouche Penel Vickers, Depoty clerk Sup Recorded Merch 13, 1944 cc B =

Clerk 

WARRANTY DEED STATE OF GEORGIA, COFFEE COUNTY

THIS INDENTURE, made this 31st day of December in the year of our Lord one Thousand Nine Hundred and forty-three between T. H. Lett of the State of South Carolina and County of Charleston of the first part and R. O. Holton of the State of Georgie and County of

of Cherleston of the first part and R. O. Holton of the State of Georgie and County of Coffee of the second part.

WITNESSETM: That the said part of the first part, for and in consideration of the sum of Twenty-five Hundred & No/100 DOLLARS in head paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bergain, sell and convey unto the said party of the second part, Heirs, and essigns all that tract or parcel of land lying and being in lots 6, 7, and 8 in block No. 115 in the city of Douglas, Coffee County, Georgia and described more fully as follows: Fronting 120 feet on Cleveland Street in Douglas Georgia and running a like distance of 170 feet on Sellers St., and Bounded on the Best by lot No. 9 in block 115 now owned by A. J. Cribb and on the West by a 10 ft. strip off of lot No. 6 in block 115 and owned by Awands Poston.

60 233

N88'22 E 2100 Geo. R. SEVILLE. 770 115.27 Acres. 58830W "2038" County Road. Part of Land Lot No 43 in the 6th, Land District of Coffee, County, Georgia, All Corners are Iron. Scale 330 to Finch Surveye 8-29-1957. ReChecked 1-7-1961. i certify that this plat is correct and a true recresentation of the conditions ecorpia Registered Surveyor No. 948 Member of Georgia Association of Registered Land Surveyors P. O. Pea 54 — Poegles, Ga \$/115

TAX ASSESSORS OFFICE COFFEE COUNTY COURTHOUSE 101 S. PETERSON AVE. SUITE A-21 DOUGLAS, GA. 31533

DDC#\_000868 DUCH 000868
FILED IN OFFICE
02/25/2013 02:22 PM
BK:1661 PG:163-165
ANGIE SPELL-HUTTO
CLERK OF SUPERIOR
COURT
COFFEE COUNTY

PT-283A Rev. 8/07

### APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of questionnaire on the back of this fee of the Clerk of Superior Court	application for consi	deration of current use assess:	with the provisions of O.C.G.A. § ment on the property described he	48-5-7.4, I submit this application and the completed rein. Along with this application, I am submitting the
interest of each must be listed to entered into a covenant, please	on the back of this a consult the County	polication. For special rules	concerning Family Farm Entiti	The name of each individual and the percentage es and the maximum amount of property that may be
Owner's marking address	2010	•	City, State, Zip	Number of acres included in this application.
Property location (Street, Route,	787-8		Savannah GA	3/4/1240 Agricultural Land:
				Timber Land: 115-27
District Land Lot	Sublet & Block	Recorded Deed Book/Page	List types of storage and proces	ssing buildings:
			LED SIGNATURE	
and correct to the best of the kno	awledge and that the application on Jehrh the Vack of this ap- yer's Authorized Rep er's Authorized Rep ers sign on reverse sign	above described property que f of the owner(s) making app procession form. I am also away presentative resentative de of application)	hilfies under the sware ship and la lication and the COT home he that beach greatly, grown more of TARY  WY COMM. EXP.  WY COMM. EXP.  WY COMM. 2013	as the information provided on the questionnaire, is true not use provisions of O.C.G.A. § 48-5-311.  A structure of the provisions of O.C.G.A. § 48-5-311.
		FOR TAY ASS	ESSORS USE ONLY	
Map and Parcel Number Tax	District Tax	payer Account Number	Total Number of Acres	Yr Covenant: Begins: Jan 1 2013 Ends: Dec 31 2023
If transferred from Preferential Agricultural Assessment, provide date of transfer:		nant is a renewal for tax year ng Jan 1, Ending: [	:	If applicable, covenant is a continuation for tax year Beginning Jan 1, Ending: Dec 31,
	Pursuant to O.C.G in the 9th year of a lapse for an addition	coverant period so that the co	say enter into a renewal contract ontract is continued without a	If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:
Based on the information submit considered such information and Approved:  Date: 2-2  Denied: Date:	has made the follows	ing fine determination of this	application:  Boar of Tax Assessors	County Board of Tax Assessors has  2-25-/-3  Date
Defined Date.	pursuant to O.C.	Unity Board of Tax Assessors s G.A. § 48-5-306.	nall issue a notice to the taxpayer	in the same manner as all other notices are issued
APPLICATION FO	R RELEASE C	F CURRENT USE AS	SESSMENT OF BONA	FIDE AGRICULTURAL PROPERTY
<ol> <li>the owner of the above describe</li> </ol>	ed property, having s e county board of tax	atisfied all applicable taxes and assessors. Pursuant to O.C.G.	d penalties associated with the co	overant above, do hereby file this application for release red for the clerk of superior court to file and index this
Swom to and subscribed I This day of		Taxpayer's	Authorized Signature	Approved by: Board of Tax Assessors
Notary Public	······································	D:	ate Filed	Date Approved

#### CURRENT USE ASSESSMENT QUESTIONNAIRE - PT283A

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

desc (If this form does owners, please a	Each Person's Name eneficial interest in the property ribed in this application not contain sufficient lines to list all attach list providing all information ested for each individual)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties whe own interes property unde covenants an acres in ot conservation covenan	st in er other d total her n use	Each owner's percent interest owned and number of acres owned by each under other covenants	
					Total	Percent	No. of
				County	Acres	Interest	Acres
<u>C. Parkei</u>			7	MPOLING.	1501	7	1201
<u>Lahaciv</u>			43	Jeff days,	(20)	43	1201
Cardyn			10	Tallair	134	(0)	120
<u>Corolig</u>			10	( -	124)	(0	1200
Therapy I	- Poe		10	( '	124	10	1201
Magklia	T- Parket		10	1 -	1201	10	170(
Wykrci _	Stankowitz		10	1.0	1501	16	120
	Ser Exh.	bit A c	Hached ho	aeto			
earnings of preceding family fars  Nonprofit co determinal	ned farm entity (e.g., a family corporation reporation or family limited liability common investments directly related to past or the year in which eligibility is sought (it mentity, an estimate of the income of sun nservation organization designated as a ton letter/charter with application.)	pany. Percent (%) o future bona fide co nclude supporting to ch entity may be use 501(c)(3) organizati	f gross income from nservation uses, wit ax records): provide ed to determine its ei on under the interna	bona fide conservithin this state with d, however, that it ligibility (include s il Revenue Code, i	vation use in the year of the case supporting (Provide c	is. <u>(</u> inc r immediately of a newly fo z estimate rec copy of IRS	cluding ormed cords.)
amited co earnings of preceding family fara [ ] Nonprofit co determinat [ ] Bona fide ch Code. (Pro Check All Bona   [ ] Raising, hart [ ] Feeding, bret [ ] Producing pl [ ] Wildlife habi fishing or fi accordance [ ] Production o	rporation or lamily limited liability cominivestments directly related to past or the year in which eligibility is sought (in entity, an estimate of the income of sun nscrvation organization designated as a ion letter/charter with application, its organized for pleasure, recreation, anxide copy of IRS determination letter/chaited uses that apply and the percentagivesting, or storing crops % eding, or managing livestock or poultry ants, trees, fowl, or animals (including that of not less than ten (10) acres of wilk sh production shall be considered a type with O.C.G.A. Section 48-5-7.4(b)(2) faquaculture, horticulture, floriculture,	pany. Percent (%) of future bona fide conclude supporting to the entity may be use 501(c)(3) organization of the entity may be use the entity may be used to the entity may be used to the entity may be used. The entity may be entitled to the entity may be production of fissibilitie habitat (either the entity may be forestry, dairy, lives forestry, dairy, lives	f gross income from a reservation uses, with a records): provided to determine its eigen under the Internate purposes pursuant m.)  e to the property definition of the wildlife) % [10] in its natural state of the ground of tock, poultry, and a ground of tock, poultry, and a ground of the control of the co	thona fide conser- tion this state with d. however, that it ligibility (include s it received to Section 501(c)) escribed in this a crunder managementax assessors for plantam products %	vation use in the yearn the case supporting (Provide of (7) of the pplication pplication appropriate for the pplication appropriate for the pplication appropriate for the pplication appropriate for the pent; no for appropriate for appropriat	s. (introduction of a new form of a new form of internal Revenue for of internal Revenue for of comments documents documents for internal form of comments documents for internal form of comments for internal for internal form of comments for internal form of comments for internal for	cluding  primed  cords.)  enue  crial  ation in
innited co earnings c preceding family fars    Nonprofit co determinal   Bona fide ch Code. (Pro Check All Bona     Raising, hare   Preducing pl   Wildlife habi fishing or fi accordance   Production o   Other	rporation or family limited liability com- investments directly related to past or the year in which eligibility is sought (in mentity, an estimate of the income of sun inservation organization designated as a ion letter/charter with application.) ito organized for pleasure, recreation, and wide copy of IRS determination letter/che lide uses that apply and the percentag resting, or storing crops % eding, or managing livestock or poultry did of not less than ten (10) acres of wile sist production shall be considered a type with O.C.G.A. Section 48-5-7.4(b)(2) Is aquaculture, horticulture, floriculture, list this property or any portion thereof the property is being used by the lesse	pany. Percent (%) o future bona fide conclude supporting to chentity may be use 501(c)(3) organizatid other nonprofitable arter with application e use, as they related by the production of fish liftic habitat (either e of agriculture); % forestry, dairy, lives currently being lease, as well as the period of the poduction of fish liftic habitat (either e of agriculture); % forestry, dairy, lives as well as the period of	f gross income from nservation uses, wit x records): provide of to determine its ei on under the Interna e purposes pursuant on.)  e to the property de in its natural state on (see board of tock, poultry, and a) sed? (If yes, list the centage of the prope	thona fide conservation this state with d. however, that is ligibility (include state content of the first to Section 501(c)) escribed in this a section of the first and assessors for the first and assessors for the first and the first and assessors for the first and the first and assessors for the first and first	vation use in the year in the case supporting (Provide of (7) of the  pplication ent: no for appropria	s. (intermediately of a new young of a new young of a new young of a new young of its line of the comment of the documents of	chuding remed cords.)  enue  retal atton in
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- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
  - Plans or programs for the production of agricultural and timber products.

  - Evidence of participation in a government subsidied and times products.

    Evidence of participation in a government subsidied reops or timber.

    Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc.

    Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

# Current Use Assessment Questionnaire

Marci Stankowitz	Angelia T. Parker	Leigh T. Pac	Caroline T. Post	Carolyn C. Conner	Catharine P. Cook	C. Parker Cook, Jr.	<ol> <li>Each Individual's Name having any beneficial interest in the property described in this application</li> </ol>
Daughter	Daughter	Daughter	Daughter	Sister	Daughter	Brother	II.  Relationship (complete only if application is for a family farm entity)
10	10	10	10	10	43	7	III.  Percent interest owned in property in this application
					Telfair, Coffce, Montgomery	Appling, Jeff Davis	IV.  Counties where the Individuals listed in Column I own interest in property under other CUVA covenants
10	10	10	01	10	43	7	Percent interest owned and number of acres under other CUVA covenants Percent No. of Interest Acres
1201	1201	1201	1201	1201	1201	1201	owned and under other venants  No. of Acres

in property of

# DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DEED

County	Project No. CAD. 107
HIS CONVEYANCE made and executed 5	Project No. SAP-107
Cook & Company	, the undersigned, is the owner of a tract
d in said county through which a state aid	
te Highway No. S.R. 107 between	
eff Davis County Line has been laid	out by the Department of Transportation
art of the State Aid Road System of Georgia	as provided in Acts of the General Assembly
THE	one Dollar (\$1.00) in hand paid the receipt bargain, sell and convey to said Depart- lice so much land in Land Lot No. 271, 272, &
:a.       214+11.71       to Sta.       254+10       a strip         :a.       214+23       to Sta.       242+32.4       a strip         :a.       242+17       to Sta.       249+90       a strip         :a.       to Sta.       a strip	ft. wide Rt. side
Transportation, dated March 9, 1977	bed according to attached plat of the right  prepared by the Depart-  and  at is on file in the office of the Depart-  nta, Georgia.
Transportation, dated March 9, 1977 part of this description. Said attached pl Transportation, No. 2 Capitol Square, Atla id right of way begins at Station 214+11.7 the lands of A. M. Wilcox Estate	prepared by the Depart- and at is on file in the office of the Depart- nta, Georgia.
Transportation, dated March 9, 1977 part of this description. Said attached pl Transportation, No. 2 Capitol Square, Atla  id right of way begins at Station 214+11.7 the lands of A. M. Wilcox Estate es to Station 254+10 which is to gned and Mrs. Laura Vaughn	prepared by the Depart- and at is on file in the office of the Depart- nta, Georgia.   which is the boundary line and the undersigned party and the boundary line between the lands of the and totals 7,659 Acres.
Transportation, dated March 9, 1977 part of this description. Said attached pl Transportation, No. 2 Capitol Square, Atlander of way begins at Station 214+11.7 the lands of A. M. Wilcox Estate es to Station 254+10 which is to gned and Mrs. Laura Vaughn	prepared by the Departant and at is on file in the office of the Departanta, Georgia.    which is the boundary line and the undersigned party and the boundary line between the lands of the and totals 7.659 Acres.
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Transportation, dated March 9, 1977 part of this description. Said attached pl Transportation, No. 2 Capitol Square, Atla  id right of way begins at Station 214+11.7 the lands of A. M. Wilcox Estate es to Station 254+10 which is to gned and Mrs. Laura Vaughn  CONDITIONS AND RESE  e information filled in with ink in the above on by the Grantor.  have and to hold the said conveyed premises hereby warrant that I have the right to said	prepared by the Departant and at is on file in the office of the Departanta, Georgia.    which is the boundary line and the undersigned party and the boundary line between the lands of the and totals 7.659 Acres.    RVATIONS   Acres   Acr
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Transportation, dated March 9, 1977 part of this description. Said attached pl Transportation, No. 2 Capitol Square, Atla  id right of way begins at Station 214+11.7 the lands of A. M. Wilcox Estate es to Station 254+10 which is the good and Mrs. Laura Vaughn  CONDITIONS AND RESE  e information filled in with ink in the about on by the Grantor.  have and to hold the said conveyed premises thereby warrant that I have the right to self-executors, and administrators forever to designed, sealed and delivered in the	prepared by the Departant and at is on file in the office of the Departanta, Georgia.    Which is the boundary line and the undersigned party and the boundary line between the lands of the and totals 7.659 Acres.    RVATIONS   Acres   Acres   Acres
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#### TAX ASSESSORS OFFICE COFFEE COUNTY COURTHOUSE /01 S. PETERSON AVE. SUITE A-21 DOUGLAS, GA. 31533

#### 000341

COFFEE COUNTY GEORGIA CLERK OF SUPERIOR COURT Filed & Recorded 62 Page 34/-342

PT 48		

Notary Public

APPLICATION AND QUESTIONNAIRE FOR

Clerk Superior Court

Date Approved

Caf	· (	ERVATION USE PROPE		ouponor over
To the Board of Tax Assessors of completed questionnaire on the back of this application, I am submitting the fee of the	lication for consideration of Forest	ance with the provisions of O.C.G., Land Conservation Use value asse ig such application if approved.	A. § 48-5-7 7, I submit this app ssment on the property describ	ification and the ed herein. Along with
Name of owner: Claude P (	ook & Co LP	)		
Owner's mailing address 541 B	w Ketts Ferry Ro	Hazlehu	1539 st,GA	Number of acres included in this application.
Property location (Street, Route, Hwy, Land Lo	ots, etc.)	City, State, Zip	•	2008.98
District(s) 6+ Sand Joint	14281/282 Sublot 8	& Block 1	Recorded Deed/Books/Pages	
	AUTHORI	ZED SIGNATURE		
I, the undersigned, do hereby solemnly swear, and correct to the best of my knowledge and it that I am authorized to sign the explication on	covenant and agree that all the inf-	ormatian contained forme, as well alifes under the	nd use provisions of C.C.C.A.	6 48-5-7.7. I furtious Swear
Signature of Taxpayer or Taxpayer's Authoriz		Swornkie and all baselibes mil	Date Application of the methics 3 1 st day of Ma	
Signature of Taxpayer or Taxpayer's Authorize (Piease have additional taxpayers sign on rever	se side of application)	COUNTRIE	Notary Public	
if demed, Georgia law O.C.G.A. § 48-5-7.7 pro	ovides that the applicant may appeal	in the state area net as other prope	ny appeals are made pursuant	to O.C.G.A. § 48-5-311
		SESSORS USE ONLY		
Map(s) and Parcel ID Numbers: 008(-00) 008(3-0) 008(3-0)	Taxpayer Account Number(s)	Total Number of Acres.  2008. 98-98-98-98-98-98-98-98-98-98-98-98-98-9	Covenant# 34	ds: Dec 31 <u>202</u> 3 000011
If transferred from Preferential If applicable Agricultural Assessment or B	le, covenent is a renewal for tax year eginning Jan 1, Ending:		(County Code)  If applicable, covenant is a c Beginning Jan 1,	ontinuation for tax year
	nt to O.C.G.A. § 48-5-7.7(d)) a texp in the 14 <sup>th</sup> year of a covenant period without a lapse for an additi	so that the contract is continued	If continuing a covenant who been transferred, list Origina Parcel Number:	tre part of the property has Covenent Map and
Based on the information submitted above, as considered such information and has made the	nd the information provided on the following final determination of the	questionnaire, the	ttee County Bo	pard of Tax Assessors has
Approved: V Date: 4-16-09	- the	le luter		4-16-09
Denied: Date: If denied, 1 pursuant to	the County Board of Tax Assessors o O.C.G.A. § 48-5-306.	Board of Tax Assessors shall issue a notice to the taxpayer	in the same manner as all other	notices are issued
APPLICATION FOR RELEASE	PR	OPERTY		
i, the owner of the above described property, high current use assessment with the county board release in the real property records of the cierk's	d of tax assessors. Pursuant to O.C.C	and penalties associated with the co G.A. § 48-5-7.7(v), no fee is require	venant above, do hereby file the ed for the clerk of superior cour	is application for release It to file and index this
Swom to and subscribed before me	Tarnav	et's Authorized Standards	Approved by B	pard of Tax Assessors

Date Fifed

#### FOREST LAND CONSERVATION ASSESSMENT QUESTIONNAIRE - PT-48-5-7.7

000342

If property is own in the property de (If this form does requested for each	Percent interest owned in property in this application only						
5 ARALYN	SARALYN COOK SEARS						
CAROLYN C	CAROLYD Cook Compare						
	anker Cook Jr.	18					
Check Appropris	ate Ownership Type:						
[ ] One or more i	ndivíduals						
Entity register sales tax number,	red to do business in the State of Georgia (county tax official may request verification of registration FEI number, etc.)	n. Such verification may include					
( ) Yes ( No	Is this property or any portion thereof, currently being leased? (If yes, list the name of the person the property is being used by the lessee, as well as the percentage of the property leased.)	or entity and briefly explain how					
()Yes K No	Are there other real property improvements located on this property? If Yes, briefly list and dimprovements.	escribe these real property					
( ) Yes ( No	Is there any type business operated on this property? If yes please indicate business name & type	of business.					
() Yes (No	A portion of this qualifying tract lies in another county? If yes, please indicate the County Name, the number of acres in each applicable tract.	County Parcel Number(s), and					
Primary use of products. Specification and t	roperty must be the good faith subsistence or commercial production of trees, timber, or other ic secondary uses are allowed. Please indicate if any of the following are applicable to the pro he percentage of usage:	r wood and wood fiber perty covered on this					
[ ] Promotion, p	reservation, or management of wildlife habitat %						
[ ] Carbon seque	stration. Is the property listed on the Georgia Carbon Sequestration Registry ( ) Yes 🎷 No						
[ ] Mitigation or	conservation use banking to restore or conserve wetlands and other natural resources. %						
[ ] Production or	maintenance of ecosystem products and services such as, but not limited to, clean air and water %_	0					
Ĺ <u>.</u> .							

The Board of Tax Assessors can only deny an application if the primary use of the property does not meet the definition of bona fide forest land conservation use property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.7.

PT-48-5-7,7 (Aug 2011)

DOC# 000869
FILED IN OFFICE
02/25/2013 02:22 PM
BK:1661 PG:166-168
ANGIE SPELL-HUTTO
CLERK OF SUPERIOR
COURT COFFEE COUNTY

TAX ASSESSORS OFFICE COFFEE COUNTY COURTHOUSE 101 S. PETERSON AVE. SUITE A-21 DOUGLAC, GA. 31533

#### FOREST LAND CONSERVATION USE ASSESSMENT COVENANT

						bed herein.
		OWNERSHIP IN	FORMATION	Υ	<u> </u>	
Name of Owner ; CAROLYN TIMBERLANDS LLC ET AL						
			<del> </del>	City Stat	e and Zip:	
Owner's Mailing Address P O BO 9848					AH GA 31412-0048	
0 00 3540						
		PROPERTY IDE	NTIFICATIO	N .		
Property physical location: GEORGE SOLOMON RD					tal number of acres included this application.	
County Parcel ID#	District	Land Lot	_	eed Book/Page	Plat Book/Page	Acres 599.98
0069 012	······································			3- 117		- <del></del>
0086-001	<del></del>		162	5 - 3		650.00
0086 028			162	5- 3		
					<u> </u>	
					-	
			<u> </u>			
		UTHORIZED SIG				
I, the undersigned, do hereby solemnly swear, to the best of my knowledge and that the above sign this application on best of other owner(s/ 18-10-20.	UNNY		: My Com			lication Filed
Signature of Owner or Owner's Signature of Owner or Owner's Sworn to and subscribed before me this	5th day of 1	wary 20	OBL	IC Call	Mustin ( ) Notary Put	Joode ru
	F	OR TAX ASSES	SORS USE C	SNEY		
Covenant: Begins: Jan 1, 2009 5	nds: Dec 31, 2023	Covenant #	2009 (Yr) (9	034 County Gode	000011 (Covenant #)	
Based on the information submitted an	f provided on the que	standaire, the Coff				h information and has $2-2s-1$ ?

1 of 4

PT-48-5-7.7 (Aug 2011)	
	D CONSERVATION ASSESSMENT COVENANT PIN: 0089 012 Section B: Questionnaire
Check Appropriate Ownership Type:	
[ ] One or more individuals (includes executo	ors, administrators and trustees)
[ Enlity registered to do business in the Statement (Statement of Statement (Statement of Statement of Statem	ate of Georgia (county tax official may request verification of registration; such verification may include sales
	Additional Owner Signatures (if needed)
Print Name	Signature/Page / / / / / / / /
Parker Timberlands	LLC x /1/ Vent Will 2/15/13
OTHER COUNTIES AND A	CREAGE included in this application for FOREST LAND PROTECTION COVENANT
County Name/Application #	Property Description/Other County Parcel#/Acreage
~~~	
in addition to the primary use of the propert following are applicable to the property cov	ty as specified in the application, specific secondary uses are permitted. Please indicate if any of the ered by this application and the total amount of acreage used:
In addition to the primary use of the propert following are applicable to the property cov	ered by this application and the total amount of acreage used:
following are applicable to the property cov	ered by this application and the total amount of acreage used:  of wildlife habitat
[ ] Carbon sequestration. Is the property list	of wildlife habitated on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No #
[ ] Mitigation or conservation use banking to	of wildlife habitat  ed on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No #  restore or conserve wetlands and other natural resources
[ ] Promotion, preservation, or management [ ] Carbon sequestration. Is the property list [ ] Mitigation or conservation use banking to	of wildlife habitated on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No #
[ ] Promotion, preservation, or management [ ] Carbon sequestration. Is the property list [ ] Mitigation or conservation use banking to [ ] Production or maintenance of ecosystem  [ ] Wes ( )No Is this property or any portion to acreage of the property leased	of wildlife habitat ed on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No # restore or conserve wetlands and other natural resources products and services such as, but not limited to, clean air and water thereof being leased? If yes, briefy explain how the property is being used by the lessee, as well as the amount of the first carbon.
[ ] Promotion, preservation, or management [ ] Carbon sequestration. Is the property list [ ] Mitigation or conservation use banking to [ ] Production or maintenance of ecosystem  [ ] Wes ( )No Is this property or any portion to acreage of the property leased	of wildlife habitat ed on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No # restore or conserve wetlands and other natural resources products and services such as, but not limited to, clean air and water thereof being leased? If yes, briefy explain how the property is being used by the lessee, as well as the amount of

2 of 4

( )Yes ( )Yes ( )Yes Are there other real property improvements located on this property? If yes, briefly list and describe these real property improvements on a separate sheet and attach to this application.

( )Yes No Is there any type of business operated on this property? If yes, please indicate business name, type of business, and amount of acreage so used.

#### FOREST LAND CONSERVATION USE ASSESSMENT COVENANT Secton C: Covenant

In consideration of my receiving the preferential assessment for forest land provided in O.C.G.A § 48-5-7.7, I (We), the undersigned do hereby solemnly swear and covenant that:

- I (we) have personal knowledge of the property described herein, and the primary use is good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products.
- ! (we) will maintain this property as forest land conservation use property, as defined by O.C.G.A. § 48-5-7.7, for a period of 15 years to begin on January 1st of the first year for which conservation use assessment is approved, and to continue through the last day of December of the final year of the Covenant period
- I (we) will notify the Board of Tax Assessors, in writing, in the event there is a change in the "qualifying use" of said property.
- I (we) understand that if this Covenant is breached, penalties and interest will be assessed as provided for by law and such penalties and interest levied against myself and against the property will constitute a lien against the property subject of this Covenant.
- I (we) understand that a breach occurring in one or more counties shall be considered a breach of the entire tract subject to this Covenant, regardless of the nature or the location of the breach.
- I (we) understand that if the tract is located in more than one county, each county where the tract is located must enter into a Covenant. If a county denies the application, then

set forth in O.C.G.A. § 48-5-7.7, and	rive Forest Land Protection Act of 2 I all applicable regulations.	2008 designation and the other remai	ining tract or tracts must meet all the requiren	nents and qualifications
7. All information set forth on this docu	ment is true, correct and complete	i.		
The following information is for the portion	of the tract located in THIS COUN	vith Covenant Number 200	9-034-000011	
Parcel Identification Number 0069 012 .0086 001 .0086 028 .		al Address RGE SOLOMON RD , 0 HWY 107 .	0 HWY 107 .	
Detailed description of the use of the	property in this County:	uber apply free	2.5	
We hereby adopt and ratify the Covenant for counties, if applicable.	the tract of reat property located in (	COFFEE County and described herein	, and adopt the ratification of this Covenant for	tracts located in any other
Date		Signature for the County	Board of Assessors	
thereby certify, adopt, and affirm the Coverse 2 (5 (3)	ant for the tract or tracts of seal prop	perplassified hereigh	J. feid william on Of Carely Trees Printed Name of Owner 12 2	as Maraye
Sworn to and subscribed before me	<u> 2013</u>	Kriesten a.,	Hoodware Wyc	AME EXP. 14. 18. 18. 18. 18. 18. 18. 18. 18. 18. 18
hereby certify, adopt, and affirm the Covena	ant for the tract or flagts of lear prop Signature of Owner #2	perty alsofabed hefeth.	J. Kird Withsony Manager & Par Printed Name of Owner	HAM OUT
Swom to and subscribed before me This B day of Fel Mary	2013	Koratia a Notary Public	. Hadling	للك
·		Notary I dans	My Comm. Exp.  May 12, 2013	
		3 of 4	COUNT	

## IN THE SUPERIOR COURT OF COFFEE COUNTY, STATE OF GEORGIA

ALBERT R. BARRETT,

) CIVIL ACTION NO. 718-51

Plaintiff

-VS-

COOK & COMPANY.

Defendant

Willeful William William

Soffee County, Georgie

ORDER

The jury having found the following verdict in the above styled case on the date set therein:

"We, the jury, find in favor of the line as contended by the plaintiff. 10-23-74.

Manley O. Gillis, Foreman"

IT IS HEREBY ORDERED AND DECREED that the plaintiff recover the following described land:

All that tract or parcel of land situate, lying and being in original Lot of Land No. 234 in the First Land District of Coffee County, Georgia, and being more particularly described according to a plat prepared by Carlton Evans, Land Surveyor, dated January 17, 1970, a copy of which is hereto attached, and of record in the Office of the Clerk of Superior Court, Coffee County, Georgia in Plat Book 8 at Page 22; AS BEGINNING at the Southeast corner of original Lot of Land No. 234 in the First Land District of Coffee County, Georgia; thence North 0 degrees and 50 minutes West 2431.3 feet to the lands of Ralph Christian and Tommy Jack Christian; thence West 179.7 feet; thence South 2431.3 feet to the South original lot line of said lot of land; thence East along the South original lot line of said lot of fland 203.3 feet to the point of beginning, and being the land as described on said plat hereto attached marked in "red".

PARMAN & MARKAN ATTORNETS AT LAW BIR D. MADISON AVE. P. O. 892 B78 BOUGLAR, 4500GLA Copiel for Reference only

Alioning property

hard loten hard have been claimed my claimed time

MB 19/284

Less + Exupt ?

× a RECORDED PLAT BOOK 8 PAGE 22. 変

Recorded November 14,1974 Herbert E. Mote

296/21

Clerk

#### TAX ASSESSORS OFFICE COFFEE COUNTY COURTHOUSE 01 S. PETERSON AVE. SUITE A-21 DOUGLAS, GA. 31533

000345

COFFEE COUNTY GEORGIA CLERK OF SUPERIOR COURT Filed & Receyded Page 345-341 Clerk Superior Court

PT-48-5-7.7 (Dec 08)

APPLICATION AND QUESTIONNAIRE

FOR FOREST LAND CONSERVATION USE PROPERTY

tite apprication, i am seconding	sic ice of the Cic	ik bi Sugenor Come ii	or recording site	approauon n approved		
Name of owner Claude	P Co	ok+Co.	LP			
Owner's mailing address 54 &	Burket	ts Ferry	Rd	City, State, Zip Hazelhu	rst, GA 31539	Number of acres included in this application.
Property location (Street, Route,	irwy, Dand Lois.	cic.)		City, State, Zip	·	770.40
District(s) 4+h	Land Lot(s)	25-53	Sublot & Bic	k	Recorded Deed Books/Pages	
		AUT	THORIZED	SIGNATURE		
I, the undersigned, do hereby sol and correct to the best of my kno (2017 am androrized to sign the analysis) Signature of Taxpayer or Taxpay Signature of Taxpayer or Taxpaye	er's Authorized E	Representative	all the informati operty qualifies king application	GEORGIA G	Date Applicatio	-09
If denied, Georgia law O.C.G.A.	§ 48-5-7.7 provid	es that the applicant m	ay appeal in the	same inaberate offer prope	rty appeals are made pursuant to	O.C.G.A. § 48-5-311.
) / / / D	5			ORS USE ONLY	,	
Map(s) and Parcel ID Numbers: 0033-001	O J	вхрвуег Ассоилі Nuir		Number of Acres Board of Assessors Fair tet Value: 1, 413, 658	Covenant: 34  Covenant # 34  (County Code)	00005 Covenant #1
If transferred from Preferential Agricultural Assessment or Conservation Use Assessment.		ovenent is a renewal for ning Jan I,		•	If applicable, covenant is a cor Beginning Jan I, E	ntinuation for tax year
provide date of transfer: <u> </u>	Pursuant to contract in the	O.C.G.A. § 48-5-7.7(a : 14 <sup>th</sup> year of a covena without a lapse for	nt period so that	ay enter into a renewal the contract is continued bycers.	If continuing a covenant where been transferred, list Original (	
Based on the information submit considered such information and h	as made the follo	ne information provid wing final determinati	ed on the quest ion of this applic	ionusire, the	fce County Boa	rd of Tax Assessors has
Approved: Date: 4-16	-07		00			4-16-09
Denied: Date:	If denied, the C pursuant to O.6	County Board of Tax A C.G.A. § 48-5-306.	ssessors shall is	d of Tax Assessors sue a notice to taxpayer i	in the same manner as all other n	Date offices are issued
			PROPE	RTY	MENT OF BONA FIDE	1
i, the owner of the above describe of current use assessment with the release in the real property records	county board of I	ax assessors, Pursuant	e taxes and pen	lties associated with the cov	renant above, do hereby file this d for the clerk of superior court t	application for release to file and index this
Swern to and subscribed by This day of	efore me		Texpayer's Au	thorized Signature	Approved by: Boa	rd of Tax Assessors
Notary Public	<del></del>		Date File	ed	Date Approv	ved

#### FOREST LAND CONSERVATION ASSESSMENT QUESTIONNAIRE – PT-48-5-7.7 $\,$

000346

	the state of the s	000346
in the property des	ed by more than one individual, please list each person's name that has beneficial interest scribed in this application. not contain sufficient lines to list all owners, please attach list providing all information individual)	Percent interest owned in property in this application only
SARALYN	Cook Sears	43
Chrolin	Cook Conner	18
Claude 5	Poken Code Je	18
Check Appropria	ite Owaership Type:	<u></u>
. ,	ed to do business in the State of Georgia (county tax official may request verification of registratio	n. Such verification may include
( ) Yes (No	Is this property or any portion thereof, currently being leased? (If yes, list the name of the person the property is being used by the lessee, as well as the percentage of the property leased.)	or entity and briefly explain how
( ) Yes (/ No	Are there other real property improvements located on this property? If Yes, briefly list and d improvements.	escribe these real property
( ) Yes (/ No	Is there any type business operated on this property? If yes please indicate business name & type	of business.
( ) Yes (No	A portion of this qualifying tract lies in another county? If yes, please indicate the County Name the number of acres in each applicable tract.	, County Parce! Number(s), and
Primary use of products. Specification and t	roperty must be the good faith subsistence or commercial production of trees, timber, or othe ic secondary uses are allowed. Please indicate if any of the following are applicable to the pro he percentage of usage:	r wood and wood fiber perty covered on this
[ ] Promotion, pa	reservation, or management of wildlife habitat %	
[ ] Carbon seque	estration. Is the property listed on the Georgia Carbon Sequestration Registry ( ) Yes (No	
[ ] Mitigation or	conservation use banking to restore or conserve wetlands and other natural resources. %	_ <del>_</del>
[ ] Production or	maintenance of ecosystem products and services such as, but not limited to, clean air and water %_	0

The Board of Tax Assessors can only deny an application if the primary use of the property does not meet the definition of bona fide forest land conservation use property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.7.

PT-46-5-7.7 (Aug 2011)

TAX ASSESSORS OFFICE COFFEE COUNTY COURTHOUSE 101 S. PETERSON AVE. SUITE A-21 DOUGLAC, GA. 31533 DOC# 000870
FILED IN OFFICE
02/25/2013 02:22 PM
BK:1661 PG:169-171
ANGIE SPELL-HUTTO
CLERK OF SUPERIOR
COURT
COFFFF COUNTY COFFEE COUNTY

		FOREST LAND	CONSERVATION US Section A: Ap	SE ASSESSMENT COV plication	ENANT	
To the Board of T questionnaire on	ax Assessors of Co	offee County: In accorda	ance with the provision of Forest Land Conse	s of O.C.G.A. 48-5-7.7, pervation Use value asses	submit this application and sement on the property description	the completed tibed herein.
		-1	OWNERSHIP INF			,
Name of Owner: CAROLYN TIMBER						
			·			
Owner's Mailing Ac	Idress			•	State and Zip:	
, o box soro				SAVA	NNAH GA 31412-0848	
						***************************************
			PROPERTY IDEN	TIFICATION		
Property physical lox OLD COFFEE RD	cation:				Total number of acres included in this application.	
	Parcel ID#	District	Land Lot	Deed Book/Pa	ge Plat Book/Page	Acres
0033 001				1613- 117	•	970,40
*		,		=		
						}
	*				· <del></del> · ·	
			AUTHORIZED SIGN			
sign this application	privilege and that the a privilege p	to vertain and agree to bove described property quality making epolication. I am	alifies under the ownership also aware that certain pe		ormation provided on the questio D.C.G.A. § 48-5-7.7 I further swill like if this covenant is breached po-	ear that I am authorized to
			<u> </u>	May 12 20	}	
		's Authorized Representativ	auch. DASS	P160-18	Additional owners may	on back of form
Swom to and sub	scribed before me this	day of	man ansign	44	1 your u	N WWW !
			OR TAX ASSESSO	ES COUNTY!	Nofalix Snpi	c :
Covenant: Begins	Jan 1 2009	Ends: Dec 31, 2023		2009 034	000005	
			•			
made the foliowin	mation submitted a g final determination te. 2-21-1	and provided on the ofe n of this application.	م	(Yr) (County Code) county Board of Tax Ass	(Covenant #) essors has considered such	information and has 2-25-13
Denied Date		If denied, O.C.G.A. § manner as all other no	48-5-7.7 provides that the otices are issued pursuant	County Board of Tax Assess to O.G.G.A. § 48-6-305 white	sors shall issue a notice to the ow ob-can be appealed pursuant to C	mer(s) in the same A.C.G.A. § 48-5-311.

1 of 4

•	T LAND CONSERVATION ASSESSMENT COVENANT Section B: Questionnaire	PIN: 0033 001
Check Appropriate Ownership T	ype;	**
[ ] One or more individuals (includes	executors, administrators and trustees)	
Entity registered to do business in tax number, FEI number, etc.)	the State of Georgia (county tax official may request verification of registration: such	verification may include sales
	Additional Owner Signatures (if needed)	
Parker Timberland	ds LLC Med willle 2	15/13
* * * * * * * * * * * * * * * * * * * *		
OTHER COUNTIES A	AND ACREAGE included in this application for FOREST LAND PROTEC	TION COVENANT
County Name/Application #	Property Description/Other County Parcel#/Acreage	
	<u> </u>	
	property as specified in the application, specific secondary uses are permitted. erty covered by this application and the total amount of acreage used:	Please Indicate if any of the
solicitud are abblicable to are brobe	ity voicieu by this application tha tile (blat associat of acteage used,	
Promotion, preservation, or manage		
[ ] Carbon sequestration. Is the prop	gement of wildlife habitat	
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar	gement of wildlife habitat perty listed on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No #	
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar	gement of wildlife habitat	
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar [ ] Production or maintenance of eco (Xres ( )No Is this property or any acreage of the property	gement of wildlife habitat	
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar [ ] Production or maintenance of eco (XYes ( )No Is this property or any acreage of the property	gement of wildlife habitat  perty listed on the Georgia Carbon Sequestration Registry ( ) Yes ( ) No #  aking to restore or conserve wetlands and other natural resources  system products and services such as, but not limited to, clean air and water  portion thereof being leased? If yes, briefy explain how the property is being used by	
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar [ ] Production or maintenance of eco [ ] Yes ( )No Is this property or any pacreage of the property [ ] Yes ( No Is the property or any pacreage so used.	gement of wildlife habitat	If yes, please indicate amount of
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar [ ] Production or maintenance of eco [ ] Wes ( )No Is this property or any pacreage of the property or any pacreage so used.	gement of wildlife habitat	If yes, please indicate amount of
[ ] Carbon sequestration. Is the prop [ ] Mitigation or conservation use bar [ ] Production or maintenance of eco [ ] Yes ( )No Is this property or any paceage of the property [ ] Yes ( )No Is the property or any paceage so used. [ ] Yes ( )No Is the property or any paceage so used. [ ] Yes ( )No Is the property or any paceage so used.	gement of wildlife habitat	If yes, please indicate amount of dicate amount of acreage so used.

2 of 4

#### FOREST LAND CONSERVATION USE ASSESSMENT COVENANT Secton C: Covenant

In consideration of my receiving the preferential assessment for forest land provided in O.C.G.A § 48-5-7.7, I (We), the undersigned do hereby solemnly swear and covenant that;

- I (we) have personal knowledge of the property described herein, and the primary use is good faith subsistence or commercial production of trees, timber, or other wood and
- I (we) will maintain this property as forest land conservation use property, as defined by O.C.G.A. § 48-5-7.7, for a period of 15 years to begin on January 1st of the first year for which conservation use assessment is approved, and to continue through the last day of December of the final year of the Covenant period
- I (we) will notify the Board of Tax Assessors, in writing, in the event there is a change in the "qualifying use" of said property
- 4. I (we) understand that if this Covenant is breached, penalties and interest will be assessed as provided for by law and such penalties and interest levied against myself and against the property will constitute a lien against the property subject of this Covenant.
- I (we) understand that a breach occurring in one or more counties shall be considered a breach of the entire tract subject to this Covenant, regardless of the nature or the location of the breach.
- I (we) understand that if the tract is located in more than one county, each county where the tract is located must enter into a Covenant. If a county denies the application, then

set total in O.C.G.A. § 48-5-7.7.			Other remaining tract of	or tracts must meet all the requi	rements and qualifications
The following information is for the port	ocument is true, correct and comp		0000 001		
Parcel Identification Number	County Phy	VSical Address PLD COFFEE RD .	er 2009-034-0000		
Detailed description of the use of	the property in this County:	u tres	 	······································	
We hereby adopt and ratify the Covenant counties, if applicable.	for the tract of real property located	I in COFFEE County and descri	ibed herein, and adopt	the ratification of this Covenant f	for tracts located in any other
ate		Signature for I	the County Board of A	.9Se380'8	
nereby certify, adopt, and affirm the Cov	renant for the tract or tracts of rear	Aroperty described herein.	ull	Thed William of Carblyn T	in as Manyor andigor
ate	Signature of Owner	#1	Printed l	Name of Owner	STIN A. GO-
wom to and subscribed before me his 5 day of + DDQQQQQ	<u> 2013</u>	Notary Public	u A. Ao	odwa :	My Comm. Exp.
nereby certify, adopt, and affirm the Cov	enant for the tract or trace) of feat	property described here	Ille	This This	Production of
ate	Signature of Owner	#2	Printed I	Name of Owner	LV
wom to and subscribed before me his 15 day of FELTUWY	<u>y 2013</u>	Kristi Nobry Public	u a. H	oodwin	_
		/	HANGE NO	A. GOOLETAAN TAAN TAAN TAAN TAAN TAAN TAAN TAAN	
			CE MAY 12, PUBL	2013 10	
		3 of 4	Trist.	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	