

*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 cross-referenced in the table below.

<b>Title Tract Numbers:</b>	<b>Auction Tract Numbers:</b>
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**

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**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 11<sup>th</sup> day of January, 2021, at 11:00 A. M.



KEN W. SMITH  
ATTORNEY AT LAW

This Certificate of Title is not valid without the initials, in blue ink, of the certifying attorney on each page of this opinion.

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**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 running 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.

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**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 ON FOLLOWING PAGE**

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**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 property 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 property 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**

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**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.

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**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;
  - l. 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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**SCHEDULE "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 hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell convey, transfer, assign and deliver unto Fred G. Scott of Gladewater, Texas, hereinafter called Grantee (whether one or more) an undivided One Half (1/2) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands situated in Coffee County, State Georgia to-wit: 109 acres in lot no. 43 in the 6th Land District, bounded as follows: One the north by lands of Henry Cato; and on the East by Jehnnie Harper; on the south by Claude Flowers; on the west by Claude Harper; Also 89 acres in lot no. 3 in the 6th land district and lot 69, 5th District, bounded as follows: On the north by Beulah Anderson and Earl Day; on the south by J. C. McElroy; on the East by R. W. Cato; 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 lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land 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 oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the lands described and Grantee one of the lessors therein.

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 Grantor by payment any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD The above described property and easement with all and singular the rights, privileges, 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 whomsoever 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 Large

My com. exp. March 30, 1947

(N. P. Seal Affixed)

Recorded March 13, 1944

\*\*\*\*\*

WARRANTY 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 sum of Fifty (\$50.00) and No/100 Dollars in hand 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, bargain, sell and convey unto the said party of the second part, his Heirs and assigns, 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 bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being; belonging or in any wise appertaining, to the only proper use, benefit and behoof 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 title 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.

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

Signed, sealed and delivered in the presence of

George Woods

Mrs. S. P. Taylor

(Seal)

Jay W. Foucher, Terril Vickers, Deputy Clerk, Sup. CCB

Recorded March 13, 1944

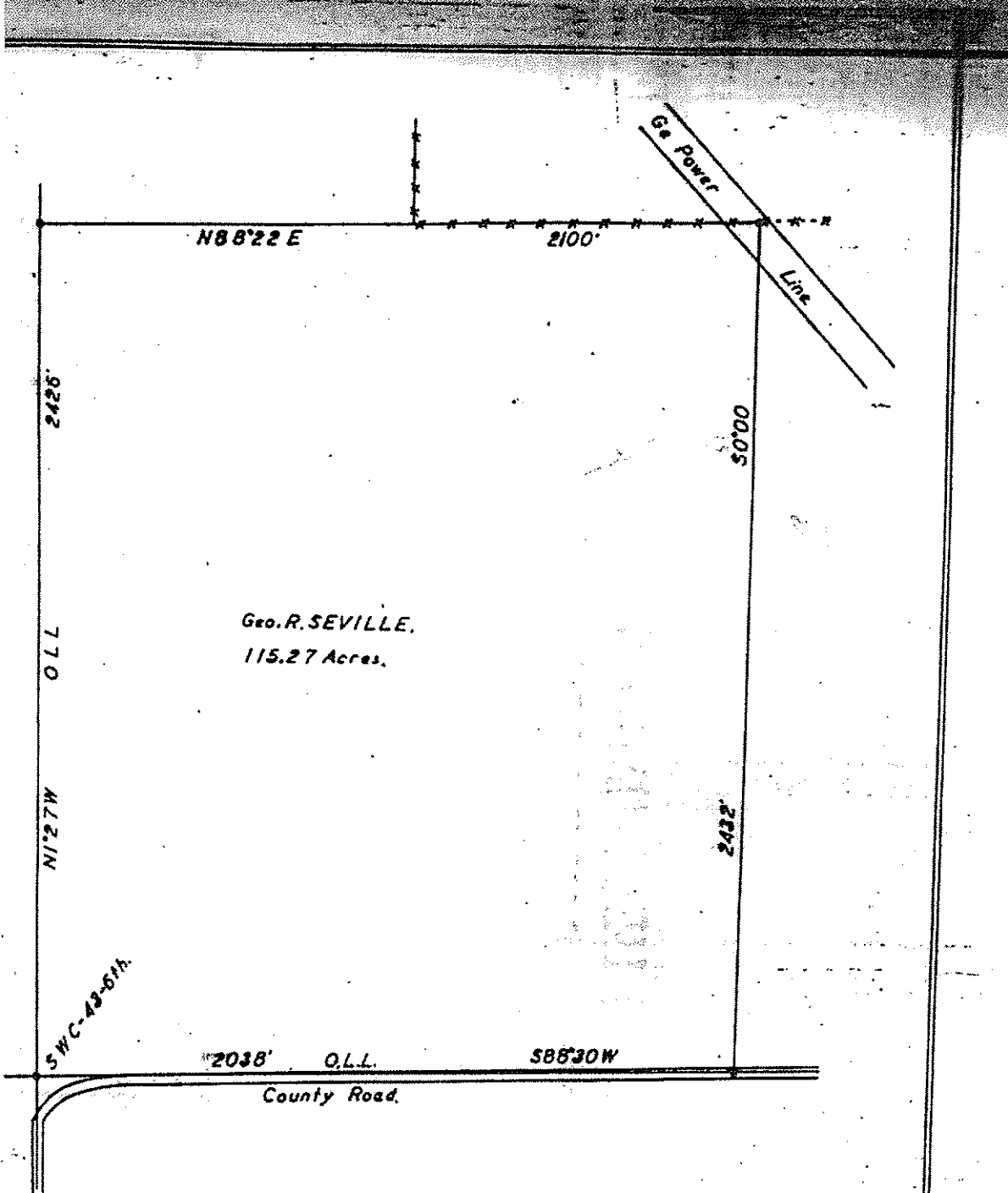
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WARRANTY DEED

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 Georgia and County of Coffee of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of Twenty-five Hundred & No/100 DOLLARS in hand 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, bargain, sell and convey unto the said party of the second part, Heirs, and assigns 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 East 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 Amanda Poston.



Part of Land Lot No 43 in the 6th Land District of Coffee County Georgia.

All Corners are Iron.

Scale 330' to 1" Inch

Surveye 8-29-1957.

ReChecked 1-7-1961.

I certify that this plat is correct and a true representation of the conditions on this property.

*A. J. Thompson*

Georgia Registered Surveyor No. 948  
 Member of Georgia Association of Registered Land Surveyors  
 P. O. Box 64 - Douglas, Ga.

5/115

PO 5/115

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

DOCH 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 Coffee County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors  
Carolyn Timberlands LLC & Parker Timberlands LLC

Owner's mailing address: P.O. Box 9848 City, State, Zip: Savannah GA 31416 Number of acres included in this application: \_\_\_\_\_

Property location (Street, Route, Hwy, etc.): \_\_\_\_\_ City, State, Zip: \_\_\_\_\_ Agricultural Land: \_\_\_\_\_  
 Timber Land: 115.27

District	Land Lot	Sublot & Block	Recorded Deed Book/Page	List types of storage and processing buildings:
<u>6</u>	<u>43</u>		<u>1625 P3</u>	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that the percentage interest for each of the individuals having an ownership interest in this property on the back of my application form. I am also aware that the penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature] Date Application Filed: 2/15/13

Signature of Taxpayer or Taxpayer's Authorized Representative: \_\_\_\_\_ Date Application Filed: 15 day of February, 2013

(Please have additional taxpayers sign on reverse side of application)

Notary Public: [Signature] My Comm. Exp. 12-2013

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

Map and Parcel Number <u>59-023</u>	Tax District <u>01</u>	Taxpayer Account Number	Total Number of Acres <u>115.27</u>	Yr Covenant: Begins: Jan 1 <u>2013</u> Ends: Dec 31 <u>2027</u>
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____		If applicable, covenant is a continuation for tax year Beginning Jan 1, _____ Ending: Dec 31, _____	
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9 <sup>th</sup> year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:	

Based on the information submitted above, as well as the information provided on the questionnaire, the Coffee County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: [Signature] Date: 2-21-13 Board of Tax Assessors Date: 2-25-13

Denied: \_\_\_\_\_ Date: \_\_\_\_\_ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. § 48-5-306.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me  
 This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Notary Public

Taxpayer's Authorized Signature \_\_\_\_\_  
 Date Filed \_\_\_\_\_

Approved by: Board of Tax Assessors \_\_\_\_\_  
 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.

Each Person's Name having any beneficial interest in the property described in this application (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants	
			County	Total Acres	Percent Interest	No. of Acres
C. Parker Cook, Jr		7	Appaling	1201	7	1201
Caroline P. Cook		43	Jeff Davis	1201	43	1201
Cardyn C. Cunniff		10	Telfair	1201	10	1201
Caroline T. Post		10	"	1201	10	1201
Leigh T. Post		10	"	1201	10	1201
Magalia T. Parker		10	"	1201	10	1201
Madeci S. Faulkowitz		10	"	1201	10	1201
See exhibit A attached hereto						

- Check Appropriate Ownership Type:
- One or more natural or naturalized citizens.
  - An estate of which the devisees or heirs are one or more natural or naturalized citizens.
  - A trust of which the beneficiaries are one or more natural or naturalized citizens.
  - A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. \_\_\_\_\_ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
  - Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
  - Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

- Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.
- Raising, harvesting, or storing crops % \_\_\_\_\_
  - Feeding, breeding, or managing livestock or poultry % \_\_\_\_\_
  - Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100
  - Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % \_\_\_\_\_ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
  - Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % \_\_\_\_\_
  - Other

- ( ) Yes  No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ( ) Yes  No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and described these real property improvements.
- ( ) Yes  No Are there any restrictive covenants currently affecting the property described in this application. If yes, please explain.
- ( ) Yes  No Are there any deed restriction on this property? If yes, please list the restrictions.
- Yes ( ) No Does the current zoning on this property allow agricultural use? If no, please explain.
- ( ) Yes  No Is there any type business operated on this property? If yes please indicate business name & type of business.

- 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:
  - o Plans or programs for the production of agricultural and timber products.
  - o Evidence of participation in a government subsidy program for crops or timber.
  - o Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc.
  - o 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

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



1632

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

000341

COFFEE COUNTY GEORGIA  
CLERK OF SUPERIOR COURT  
Filed & Recorded  
4-27-09  
at 11:54 A.M.  
BOOK  
No. 1462 Page 341-342  
Clerk Superior Court

PT-48-5-7.7 (Dec 08)

APPLICATION AND QUESTIONNAIRE  
FOR

FOREST LAND CONSERVATION USE PROPERTY

To the Board of Tax Assessors of Coffee County, in accordance with the provisions of O.C.G.A. § 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner: <u>Claude P Cook &amp; Co LP</u>			
Owner's mailing address <u>541 Burketts Ferry Rd</u>	City, State, Zip <u>Azulehurst, GA 31539</u>	Number of acres included in this application: <u>2008.98</u>	
Property location (Street, Route, Hwy, Land Lots, etc.)		City, State, Zip	
District(s) <u>164</u>	Land Lot(s) <u>271/274/281/282</u>	Sublot & Block	Recorded Deed Book/Pages <u>1367066</u>

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained hereon, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application. I am aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature]  
Date Application Filed: 3-31-09

Signature of Taxpayer or Taxpayer's Authorized Representative: [Signature]  
Sworn to and subscribed before me this 31<sup>st</sup> day of March, 2009  
Notary Public: [Signature]

If denied, Georgia law O.C.G.A. § 48-5-7.7 provides that the applicant may appeal in the state courts. In all other property appeals are made pursuant to O.C.G.A. § 48-5-311

FOR TAX ASSESSORS USE ONLY

Map(s) and Parcel ID Numbers: <u>0086-001</u> <u>0089-012</u> <u>0087-028</u>	Tax District(s) <u>01</u>	Taxpayer Account Number(s)	Total Number of Acres: <u>2008.98</u>	Covenant: Begins: Jan 1 <u>2009</u> Ends: Dec 31 <u>2023</u>
			2008 Board of Assessors Fair Market Value: <u>2,862,737</u>	Covenant # <u>34 00011</u> (County Code) (Covenant #)
If transferred from Preferential Agricultural Assessment or Conservation Use Assessment, provide date of transfer: <u>03-31-09</u>	If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.7(d) a taxpayer may enter into a renewal contract in the 14 <sup>th</sup> year of a covenant period so that the contract is continued without a lapse for an additional 15 years.		If applicable, covenant is a continuation for tax year Beginning Jan 1, _____ Ending: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____	

Based on the information submitted above, and the information provided on the questionnaire, the Coffee County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: [Signature] Date: 4-16-09  
Board of Tax Assessors Date

Denied: \_\_\_\_\_ Date: \_\_\_\_\_ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. § 48-5-306.

APPLICATION FOR RELEASE OF FOREST LAND CONSERVATION USE ASSESSMENT OF BONA FIDE TIMBERLAND PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.7(v), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Notary Public

Taxpayer's Authorized Signature: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

Approved by: Board of Tax Assessors  
Date Approved: \_\_\_\_\_

000342

If property is owned by more than one individual, please list each person's name that has beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual)	Percent interest owned in property in this application only
SARALYN COOK SEARS	43
CAROLYN COOK PENNER	18
CLAUDE PARKER COOK JR.	18

Check Appropriate Ownership Type:

One or more individuals

Entity registered to do business in the State of Georgia (county tax official may request verification of registration. Such verification may include sales tax number, FEI number, etc.)

Yes  No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

Yes  No Are there other real property improvements located on this property? If Yes, briefly list and describe these real property improvements.

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, County Parcel Number(s), and the number of acres in each applicable tract.

Primary use of property must be the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products. Specific secondary uses are allowed. Please indicate if any of the following are applicable to the property covered on this application and the percentage of usage:

Promotion, preservation, or management of wildlife habitat % 0

Carbon sequestration. 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. % 0

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.



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

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

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT  
Section A: Application

To the Board of Tax Assessors of Coffee County: In accordance with the provisions of O.C.G.A. 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein.

OWNERSHIP INFORMATION

Name of Owner:  
CAROLYN TIMBERLANDS LLC ET AL

Owner's Mailing Address:  
P O BOX 8848

City, State and Zip:  
SAVANNAH GA 31412-0048

PROPERTY IDENTIFICATION

Property physical location:  
GEORGE SOLOMON RD

Total number of acres included in this application:

County Parcel ID#	District	Land Lot	Deed Book/Page	Plat Book/Page	Acres
0069 012			1613- 117	-	599.98
0086 001			1625 - 3	-	650.00
0086 028			1625 - 3	-	758.00

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, and as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application, and also aware that certain provisions are applicable if this covenant is breached pursuant to O.C.G.A. § 16-10-20.

X *[Signature]*  
Signature of Owner or Owner's Authorized Representative



2/15/13  
Date Application Filed

Sworn to and subscribed before me this 15<sup>th</sup> day of February, 2013

*[Signature]*  
Notary Public

FOR TAX ASSESSORS USE ONLY

Covenant: Begins: Jan 1, 2009 Ends: Dec 31, 2023 Covenant # 2009 034 000011  
(Yr) (County Code) (Covenant #)

Based on the information submitted and provided on the questionnaire, the Coffee County Board of Tax Assessors has considered such information and has made the following final determination of this application:  
Approved: Ben Viskars Date: 2-25-13  
Board of Tax Assessors Date

Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
If denied, O.C.G.A. § 48-5-7.7 provides that the County Board of Tax Assessors shall issue a notice to the owner(s) in the same manner as all other notices are issued pursuant to O.C.G.A. § 48-5-306 which can be appealed pursuant to O.C.G.A. § 48-5-311.

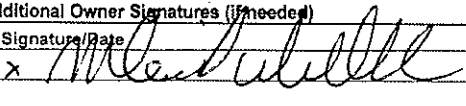
**FOREST LAND CONSERVATION ASSESSMENT COVENANT** PIN: 0069 012

**Section B: Questionnaire**

**Check Appropriate Ownership Type:**

One or more individuals (includes executors, administrators and trustees)

Entity registered to do business in the State of Georgia (county tax official may request verification of registration; such verification may include sales tax number, FEI number, etc.)

Additional Owner Signatures (if needed)	
Print Name	Signature/Date
Parker Timberlands LLC	 2/15/13

OTHER COUNTIES AND ACREAGE 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 property as specified in the application, specific secondary uses are permitted. Please indicate if any of the following are applicable to the property covered by this application and the total amount of acreage used:

Promotion, preservation, or management of wildlife habitat \_\_\_\_\_

Carbon sequestration. 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 \_\_\_\_\_

Yes ( ) No Is this property or any portion thereof being leased? If yes, briefly explain how the property is being used by the lessee, as well as the amount of acreage of the property leased. *Hunting Lease*

( ) Yes  No Is the property or any portion thereof currently being used for fishing purposes where admission is charged? If yes, please indicate amount of acreage so used.

( ) Yes  No Is the property or any portion thereof currently being used for the production of pine straw? If yes, please indicate amount of acreage so used.

( ) Yes  No Is there a residence on the property? If yes, provide the street address.

( ) Yes  No 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**  
**Section 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:

1. 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.
2. 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
3. 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.
5. 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.
6. 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 the land in that county shall not receive Forest Land Protection Act of 2008 designation and the other remaining tract or tracts must meet all the requirements and qualifications set forth in O.C.G.A. § 48-5-7.7, and all applicable regulations.
7. All information set forth on this document is true, correct and complete.

The following information is for the portion of the tract located in THIS COUNTY with Covenant Number 2009-034-000011

Parcel Identification Number	County	Physical Address
0069 012 .0086 001 .0086 028	Coffee	0 GEORGE SOLOMON RD , 0 HWY 107 . 0 HWY 107 .

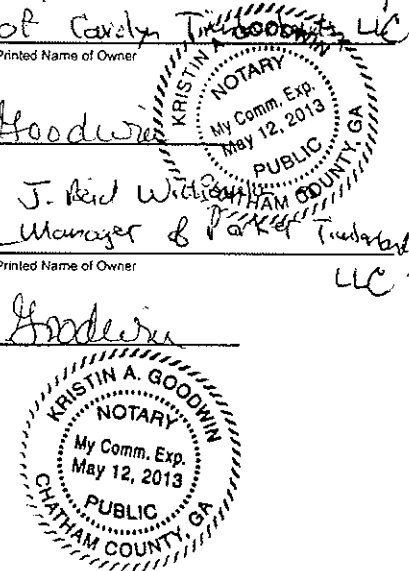
Detailed description of the use of the property in this County: commercial production of timber and trees

We hereby adopt and ratify the Covenant for the tract of real property located in COFFEE County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date \_\_\_\_\_ Signature for the County Board of Assessors \_\_\_\_\_  
 I hereby certify, adopt, and affirm the Covenant for the tract or tracts of real property described herein. J. Reid Williams as Manager  
2/15/13 of Coxley Timber Products LLC  
 Date \_\_\_\_\_ Signature of Owner #1 \_\_\_\_\_ Printed Name of Owner \_\_\_\_\_

Sworn to and subscribed before me This 15 day of February 2013. Kristin A. Goodwin  
 Notary Public  
 I hereby certify, adopt, and affirm the Covenant for the tract or tracts of real property described herein. J. Reid Williams  
2/15/13 Manager of Coxley Timber Products LLC  
 Date \_\_\_\_\_ Signature of Owner #2 \_\_\_\_\_ Printed Name of Owner \_\_\_\_\_

Sworn to and subscribed before me This 15 day of February 2013. Kristin A. Goodwin  
 Notary Public



IN THE SUPERIOR COURT OF COFFEE  
COUNTY, STATE OF GEORGIA

ALBERT R. BARRETT, ) CIVIL ACTION NO. 718-51  
Plaintiff )  
-VS- )  
COOK & COMPANY, )  
Defendant )

Filed in Office 1974  
24 day of Oct 1974  
William M. Thompson  
Clerk, Superior Court  
Coffee County, Georgia

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 Sur-  
veyor, 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 land 203.3 feet to the point of be-  
ginning, and being the land as described on said  
plat hereto attached marked in "red".

PARRAN & PARRAN  
ATTORNEYS AT LAW  
518 N. MADISON AVE.  
D. O. 992 375  
DOUGLAS, GEORGIA  
TELEPHONE: 594-2287

*Copied for Reference only.*

*Adjoining property*

*Adjoining  
Land Lot  
Must have been  
claimed by Cooks  
at one time.*

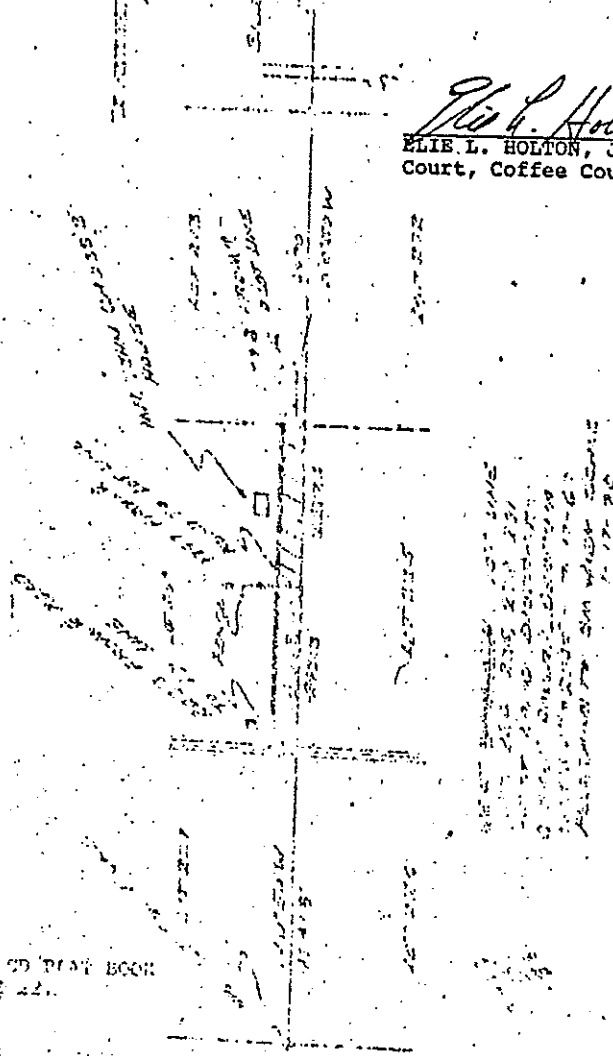
*Less + Except ?*

*MB 19/284*

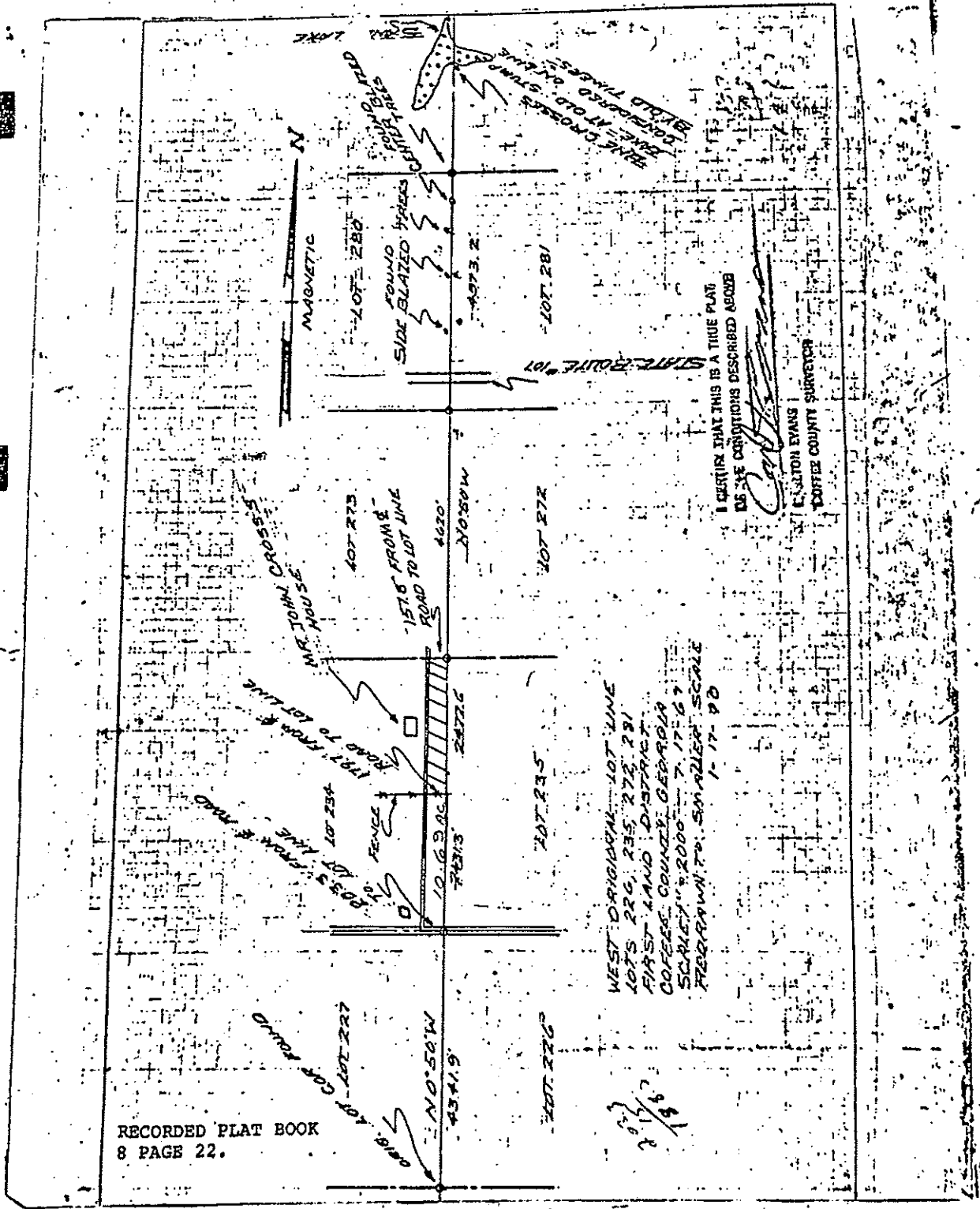
The plaintiff will recover costs.

This the 24th day of October, 1974.

*Elie L. Holton*  
 ELIE L. HOLTON, Judge, Superior  
 Court, Coffee County, Georgia.



FARRAR & FARRAR  
 ATTORNEYS AT LAW  
 316 N. MADISON AVE.  
 P. O. BOX 878  
 DOWELL, GEORGIA  
 TELEPHONE: 884-2287



RECORDED PLAT BOOK  
8 PAGE 22.

WEST ORIGINAL LOT LINE  
LOTS 276, 275, 272, 271  
FIRST LAND DISTRICT  
COFFEY COUNTY, GEORGIA  
SCHEMATIC 2000 7-17-69  
PREPARED BY: S.M. RILEY SCALE  
1" = 17'-9"

I CERTIFY THAT THIS IS A TRUE PLAT  
OF THE CONDITIONS DESCRIBED ABOVE

*[Signature]*  
LAWSON EVANS  
COFFEY COUNTY SURVEYOR

Recorded November 14, 1974

Herbert E. Mote Clerk

PG 8/22

1634

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

000345

COFFEE COUNTY GEORGIA  
CLERK OF SUPERIOR COURT

Filed & Recorded  
4-27-09  
at 11:55 A.M.  
BOOK  
No. 1462 Page 345-346  
Clerk Superior Court

PT-48-5-7.7 (Dec 08)

APPLICATION AND QUESTIONNAIRE  
FOR

FOREST LAND CONSERVATION USE PROPERTY

To the Board of Tax Assessors of Coffee County: In accordance with the provisions of O.C.G.A. § 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner <u>Claude P Cook &amp; Co LP</u>			
Owner's mailing address <u>541 Burketts Ferry Rd</u>	City, State, Zip <u>Hazelhurst, GA 31539</u>	Number of acres included in this application. <u>970.40</u>	
Property location (Street, Route, Hwy, Land Lots, etc.)		City, State, Zip	
District(s) <u>4th</u>	Land Lot(s) <u>25-53</u>	Sublot & Block	Recorded Deed Book/Pages <u>791 868</u>

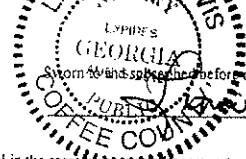
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information provided on this application, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that the provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative  
X Claude P Cook

Date Application Filed  
3-31-09

Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)



Sworn to and subscribed before me this 31<sup>st</sup> day of March, 2009  
Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.7 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

Map(s) and Parcel ID Numbers: <u>0033-001</u>	Tax District(s) <u>01</u>	Taxpayer Account Number(s)	Total Number of Acres <u>970.40</u>	Covenant: Begins: Jan <u>2009</u> Ends: Dec 31 <u>2023</u>
			2008 Board of Assessors Fair Market Value: <u>1,463,658</u>	Covenant # <u>34 0000-5</u> (County Code) (Covenant #)
If transferred from Preferential Agricultural Assessment or Conservation Use Assessment, provide date of transfer: <u>4-17-2009</u>	If applicable, covenant is a renewal for tax year: Beginning Jan 1, _____ Ending: Dec 31, _____		If applicable, covenant is a continuation for tax year Beginning Jan 1, _____ Ending: Dec 31, _____	
Pursuant to O.C.G.A. § 48-5-7.7(d) a taxpayer may enter into a renewal contract in the 14 <sup>th</sup> year of a covenant period so that the contract is continued without a lapse for an additional 15 years.			If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: <u>0</u>	

Based on the information submitted above, and the information provided on the questionnaire, the Coffee County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved: [Signature] Date: 4-16-09  
Board of Tax Assessors  
Denied: \_\_\_\_\_ Date: \_\_\_\_\_ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. § 48-5-306.

APPLICATION FOR RELEASE OF FOREST LAND CONSERVATION USE ASSESSMENT OF BONA FIDE TIMBERLAND PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.7(v), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_  
Notary Public

Taxpayer's Authorized Signature  
Date Filed

Approved by: Board of Tax Assessors  
Date Approved

If property is owned by more than one individual, please list each person's name that has beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual)	Percent interest owned in property in this application only
SARALYN COOK SEARS	63
CAROLYN COOK CONNER	18
CLAUDE FRANK COOK JR.	18

Check Appropriate Ownership Type:

One or more individuals

Entity registered to do business in the State of Georgia (county tax official may request verification of registration. Such verification may include sales tax number, FEI number, etc.)

Yes  No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)

Yes  No Are there other real property improvements located on this property? If Yes, briefly list and describe these real property improvements.

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, County Parcel Number(s), and the number of acres in each applicable tract.

Primary use of property must be the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products. Specific secondary uses are allowed. Please indicate if any of the following are applicable to the property covered on this application and the percentage of usage:

Promotion, preservation, or management of wildlife habitat % 0

Carbon sequestration. 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. % 0

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.



DOCH# 000870  
FILED IN OFFICE  
02/25/2013 02:22 PM  
BK:1661 PG:169-171  
ANGIE SPELL-HUTTO  
CLERK OF SUPERIOR  
COURT  
COFFEE COUNTY

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

FOREST LAND CONSERVATION USE ASSESSMENT COVENANT  
Section A: Application

To the Board of Tax Assessors of Coffee County: In accordance with the provisions of O.C.G.A. 48-5-7.7, I submit this application and the completed questionnaire on the back of this application for consideration of Forest Land Conservation Use value assessment on the property described herein.

OWNERSHIP INFORMATION

Name of Owner:  
CAROLYN TIMBERLANDS LLC ET AL

Owner's Mailing Address  
P O BOX 9848

City, State and Zip:  
SAVANNAH GA 31412-0048

PROPERTY IDENTIFICATION

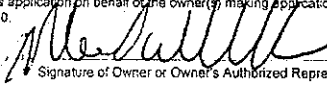
Property physical location:  
OLD COFFEE RD

Total number of acres included  
in this application.

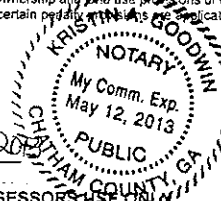
County Parcel ID#	District	Land Lot	Deed Book/Page	Plat Book/Page	Acres
0033 001			1613- 117		970.40

AUTHORIZED SIGNATURE

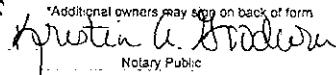
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and use provisions of O.C.G.A. § 48-5-7.7. I further swear that I am authorized to sign this application on behalf of the owner(s) making application. I am also aware that certain penalties are applicable if this covenant is breached pursuant to O.C.G.A. § 16-10-20.

X   
Signature of Owner or Owner's Authorized Representative

2/15/13  
Date Application Filed



Signature of Owner or Owner's Authorized Representative  
Sworn to and subscribed before me this 15<sup>th</sup> day of February 2013

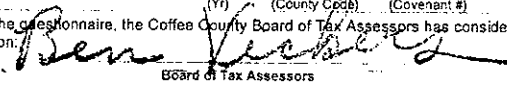
\*Additional owners may sign on back of form  
  
Notary Public

FOR TAX ASSESSORS USE ONLY

Covenant: Begins: Jan 1, 2009 Ends: Dec 31, 2023 Covenant # 2009 (Yr) 034 (County Code) 000005 (Covenant #)

Based on the information submitted and provided on the questionnaire, the Coffee County Board of Tax Assessors has considered such information and has made the following final determination of this application:

Approved:  Date: 2-21-13

  
Board of Tax Assessors

2-25-13  
Date

Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
If denied, O.C.G.A. § 48-5-7.7 provides that the County Board of Tax Assessors shall issue a notice to the owner(s) in the same manner as all other notices are issued pursuant to O.C.G.A. § 48-6-305 which can be appealed pursuant to O.C.G.A. § 48-5-311.

FOREST LAND CONSERVATION ASSESSMENT COVENANT  
Section B: Questionnaire

PIN: 0033 001

Check Appropriate Ownership Type:

- One or more individuals (includes executors, administrators and trustees)
- Entity registered to do business in the State of Georgia (county tax official may request verification of registration: such verification may include sales tax number, FEI number, etc.)

Additional Owner Signatures (if needed)

Print Name	Signature/Date
Parker Timberlands LLC	<i>[Signature]</i> 2/15/13

OTHER COUNTIES AND ACREAGE 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 property as specified in the application, specific secondary uses are permitted. Please indicate if any of the following are applicable to the property covered by this application and the total amount of acreage used:

- Promotion, preservation, or management of wildlife habitat \_\_\_\_\_
- Carbon sequestration. 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 \_\_\_\_\_

Yes ( ) No Is this property or any portion thereof being leased? If yes, briefly explain how the property is being used by the lessee, as well as the amount of acreage of the property leased.

*Hunting Lease*

Yes  No Is the property or any portion thereof currently being used for fishing purposes where admission is charged? If yes, please indicate amount of acreage so used.

Yes  No Is the property or any portion thereof currently being used for the production of pine straw? If yes, please indicate amount of acreage so used.

Yes  No Is there a residence on the property? If yes, provide the street address.

Yes  No 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  
Section 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:

1. 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
2. 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
3. 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.
5. 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.
6. 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 the land in that county shall not receive Forest Land Protection Act of 2008 designation and the other remaining tract or tracts must meet all the requirements and qualifications set forth in O.C.G.A. § 48-5-7.7, and all applicable regulations.
7. All information set forth on this document is true, correct and complete.

The following information is for the portion of the tract located in THIS COUNTY with Covenant Number 2009-034-000005

Parcel Identification Number	County	Physical Address
0033 001	Coffee	0 OLD COFFEE RD.

Detailed description of the use of the property in this County:

*Commercial production of timber and trees*

We hereby adopt and ratify the Covenant for the tract of real property located in COFFEE County and described herein, and adopt the ratification of this Covenant for tracts located in any other counties, if applicable.

Date

Signature for the County Board of Assessors

I hereby certify, adopt, and affirm the Covenant for the tract or tracts of real property described herein.

Date

Signature of Owner #1

Printed Name of Owner

Sworn to and subscribed before me

This 15 day of February 2013

Notary Public

I hereby certify, adopt, and affirm the Covenant for the tract or tracts of real property described herein.

Date

Signature of Owner #2

Printed Name of Owner

Sworn to and subscribed before me

This 15 day of February 2013

Notary Public

