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Dawson County  
0422018001783

**Return to:**

J. Kevin Tharpe  
Attorney At Law  
Post Office Box 3130  
Gainesville, Georgia 30503

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**WARRANTY DEED**

**STATE OF GEORGIA,  
COUNTY OF DAWSON**

**DEED PREPARATION ONLY-NO TITLE EXAM PERFORMED**

**THIS INDENTURE**, made the 16<sup>th</sup> day of August in the year Two Thousand Eighteen, between **LILLIE MAE WILKINS**, aka **LILLIE MAE MARSHALL**, of the County of Dawson, and the State of Georgia, as party or parties of the first part, (hereinafter called Grantor), and **REBECCA SUE CHARLES-CARR**, Trustee of **THE LILLIE MAE WILKINS REVOCABLE LIVING TRUST**, U/T/A dated 08/16/2018, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:**

**GRANTOR**, as a Deed of Gift has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, **THE LILLIE MAE WILKINS REVOCABLE LIVING TRUST**, U/T/A dated 08/16/2018, her entire interest in the following described property:

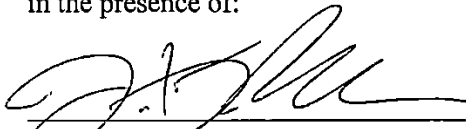
***See Exhibit "A" which is attached hereto and by reference made a part hereof for a more complete and accurate description.***

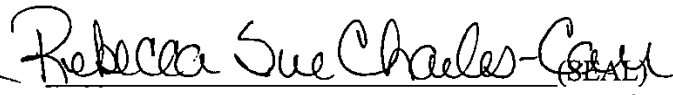
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit of the said Grantee forever in **FEE SIMPLE**.

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in the presence of:

  
Witness

  
**REBECCA SUE CHARLES-CARR** as Agent under  
a Power of Attorney for **LILLIE MAE WILKINS**  
Grantor

  
Notary Public



### **EXHIBIT "A"**

All that tract or parcel of land in Land Lot 38 of the 13<sup>th</sup> District and First Section of Dawson County, Georgia being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point common, to the Southeast corner of Original Land Lot 38 and the Northeast corner of Original Land Lot 85; thence running in a Northerly direction along the Easterly line of Land Lot 38 a distance of Six Hundred Forty Seven and fifty five-hundredths (647.55) feet to a point and the TRUE POINT OF BEGINNING; thence running North 89°59'32" East a distance of One Thousand Two Hundred Ninety Four and no-hundredths (1,294.0) feet to an iron pin; thence running North 1°00' East a distance of Five Hundred Thirty Nine and five-tenths (539.5) feet to a rock corner; thence running in an Easterly direction and parallel to the southerly line of Land Lot 38, a distance of One Thousand Two Hundred Eighty and no-hundredths (1,280.0) feet to an iron pin; thence running in a Southerly direction along the Easterly line of Land Lot 38, a distance of Six Hundred Forty Seven and fifty-five hundredths (647. 55) feet to an iron pin and the point of beginning. Said parcel containing Nineteen acres, more or less.

This being part of the property conveyed by Warranty Deed from Mrs. Bertie C. Couch to Aline C. Stowers, dated July 10, 1970 and Recorded in Deed Book 12, Page 427, Dawson County, Georgia records.

Said property is more fully described by a plat of survey made by Thomas M. Patton, Registered Land Surveyor, dated July 21, 1977 and recorded in Plat Book 6, Page 229, Dawson County, Georgia Records.

### **LESS AND EXCEPT:**

All that tract or parcel of land lying and being in Land Lot 38, South Half of the 13<sup>th</sup> District, 1<sup>st</sup> Section, Dawson County, Georgia, consisting of 5.00 acres as shown on a plat of survey for Eddie Earl and Sheila Ann Marshall, dated October 12, 2004, revised October 15, 2004, and being more particularly described as follows:

Begin at a rock found at the Land Lot corner common to Land Lots 23, 24, 38, and 39, this being the TRUE POINT OF BEGINNING; thence from said true point of beginning South 89 degrees 55 minutes 20 seconds East a distance of 657.74 feet to a 3/4" pipe found; thence North 89 degrees 35 minutes 34 seconds East a distance of 207.02 feet to a 3/4" pipe found; thence South 26 degrees 38 minutes 32 seconds East a distance of 66.08 feet; thence South 50 degrees 08 minutes 10 seconds East a distance of 59.33 feet; thence South 30 degrees 24 minutes 58 seconds West a distance of 46.00 feet; thence South 29 degrees 10 minutes 15 seconds East a distance of 43.32 feet; thence South 51 degrees 34 minutes 53 seconds East a distance of 33.56 feet; thence South 30 degrees 22 minutes 32 seconds East a distance of 26.30 feet; thence South 13 degrees 52 minutes 37 seconds East a distance of 30.04 feet; thence South 41 degrees 44 minutes 52 seconds West a distance of 36.62 feet; thence North 81 degrees 23 minutes 28 seconds West a distance of 65.95 feet; thence North 88 degrees 57 minutes 09 seconds West a distance of 46.14 feet; thence North 75 degrees 27 minutes 57 seconds West a distance of 16.68 feet; thence North 30 degrees 26 minutes 56 seconds West a distance of 30.35 feet; thence North 80 degrees 29 minutes 44 seconds West a distance of 30.23 feet; thence South 52 degrees 18 minutes 50

seconds West a distance of 21.53 feet; thence South 78 degrees 24 minutes 15 seconds West a distance of 79.71 feet; thence North 36 degrees 38 minutes 49 seconds West a distance of 38.14 feet to a ½" rebar set; thence North 90 degrees 00 minutes 00 seconds West a distance of 359.58 feet to a ½" rebar set; thence South 87 degrees 42 minutes 47 seconds West a distance of 261.97 feet to a ½" rebar set; thence North 37 degrees 01 minutes 51 seconds West a distance of 88.22 feet; thence North 01 degrees 40 minutes 36 seconds East a distance of 146.65 feet; thence North 01 degrees 40 minutes 32 seconds East a distance of 20.01 feet to the point of beginning.

Also conveyed is a 30' wide non-exclusive, ingress and egress easement running from Emmett Moss Road to the subject property, as shown on the above reference plat.

Subject to all easements, surveys, restrictions, covenants, conditions and zoning ordinances of record, if any.

AND BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED AT DEED BOOK 642, PAGE 78, DAWSON COUNTY GEORGIA DEED RECORDS.

AND BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED AT DEED BOOK 40, PAGE 758, DAWSON COUNTY GEORGIA DEED RECORDS.

**DAWSON COUNTY TAX MAP/PARCEL NUMBER: 118 089**

NOTE: This instrument has been prepared by J. Kevin Tharpe PC, Attorney, solely from information given to J. Kevin Tharpe PC, Attorney by the Grantor. No Examination of title to the property was conducted by J. Kevin Tharpe PC, Attorney at the request of the Grantor, nor has J. Kevin Tharpe PC, Attorney been requested by the Grantor to verify the accuracy of the description or quantity of land described herein. There are no express or implied guarantees made by J. Kevin Tharpe PC, Attorney as to marketability of title, accuracy of the description or quantity of land described herein.