

RECORDING STAMP SPACE

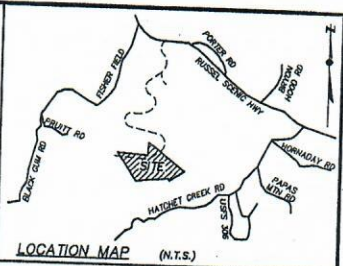
SURVEY DATA:
 1.) TYPE OF SURVEY: RETRAIMENT
 2.) SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: D.B. 154 / PG. 608
 3.) PROPERTY OWNER AT TIME OF SURVEY: ELLEN H. WILSON & SAMMY K. TAYLOR
 4.) TAX PARCEL #: 111 038
 5.) CURRENT ZONING: N/A

ALL MATTERS OF TITLE EXCEPTED.
 THIS SURVEY SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, ACREAGE'S SHOWN, CALCULATED, USING DIMENSIONS SHOWN ON PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 13,302.3 FEET, AN ANGULAR ERROR OF 12.2 PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

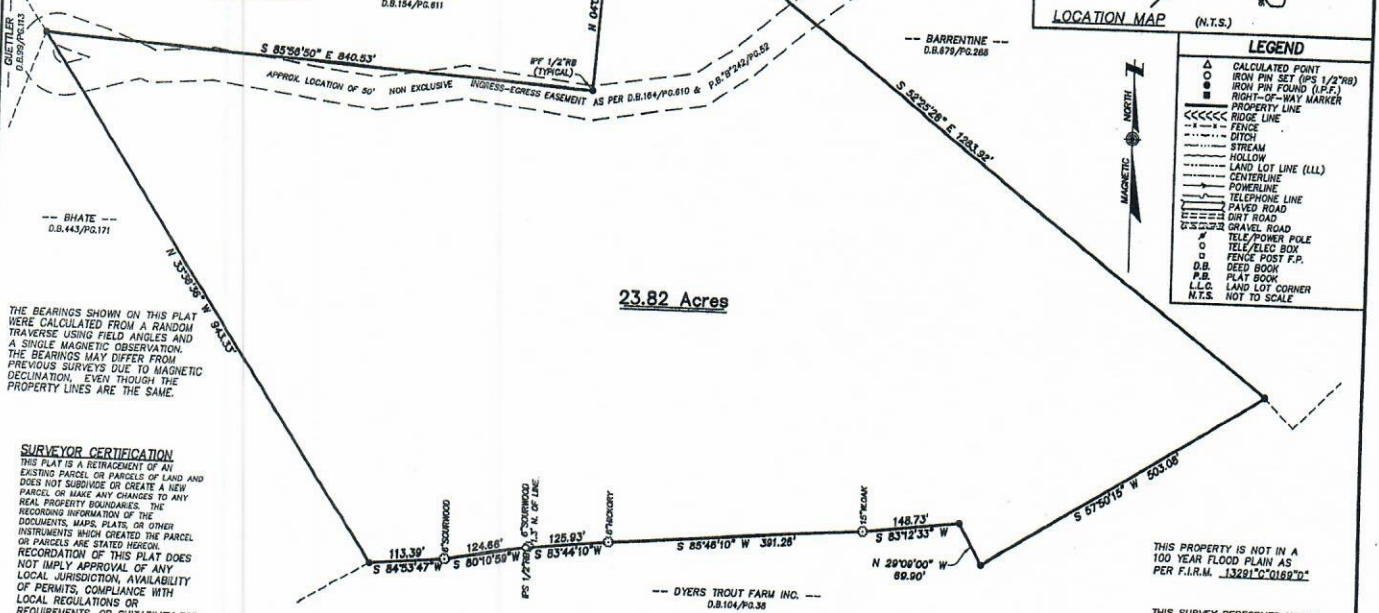
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 328,273 FEET.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON NAMED AND IS NOT INTENDED FOR ANY OTHER PARTY.



LEGEND

- ▲ CALCULATED POINT
- IRON PIN SET (PS 1/2" DIA)
- IRON PIN FOUND (I.P.F.)
- RIGHT-OF-WAY MARKER
- PROPERTY LINE
- RIDGE LINE
- - - FENCE
- - - DITCH
- - - STREAM
- - - HOLLOW
- - - LAND LOT LINE (L.L.)
- - - CENTERLINE
- - - POWERLINE
- - - TELEPHONE LINE
- - - PAVED ROAD
- - - DIRT ROAD
- - - GRAVEL ROAD
- TELE/POWER POLE
- TELE/ELEC BOX
- FENCE POST F.P.
- D.B. DEED BOOK
- P.B. PLAT BOOK
- L.L. LAND LOT CORNER
- N.T.S. NOT TO SCALE



23.82 Acres

THE BEARINGS SHOWN ON THIS PLAT WERE CALCULATED FROM A RANDOM TRAVERSE USING FIELD ANGLES AND A SINGLE MAGNETIC OBSERVATION. THE BEARINGS MAY DIFFER FROM PREVIOUS SURVEYS DUE TO MAGNETIC DECLINATION, EVEN THOUGH THE PROPERTY LINES ARE THE SAME.

SURVEYOR CERTIFICATION
 THIS PLAT IS A RETRAIMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-87.
 LANE S. BISHOP, PLS 1575
 DATE: 10-16-17



SURVEY FOR
ELLEN SUE WILSON
 LAND LOT 109 16th DISTRICT 1st SECTION
 UNION COUNTY, GA. MAY 27, 2014
 SCALE: 1" = 100'

SURVEY REF: D.B.154/PG.608; D.B.443/PG.171; D.B.154/PG.611
 D.B.679/PG.288; D.B.104/PG.38; D.B.69/PG.113
 10/04/17 - UPDATED CERTIFICATIONS FOR RECORDING AS INSTRUCTED.(M.B.)JOB #170928E

OFFICE: R.O.	FIELD: MW	DRAWN BY: K.B. 5/30/2014
ORD. FILE: UN18153	DWG. FILE: nAdema2017	J. O. # 140424C
		FLD. BOOK: FN 5/14

PREPARED BY
LANE S. BISHOP AND ASSOCIATES
 LAND AND ENGINEERING SURVEYS
 GEORGIA FIELD CERTIFICATE OF AUTHORIZATION LSF0000368
 PO BOX 1508 4145 EAST FIRST ST. BLUE RIDGE GA. 30513
 PHONE: (706)332-3919 FAX: (706)332-8573
 REGISTERED SURVEYOR: GA R.L.S. #1975 & 2538
 TH. R.L.S. #1324 N.G. R.L.S. #2745

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD PLAIN AS PER F.I.R.M. 13281"0169"0"

THIS SURVEY PERFORMED USING A TOPCON 3002 TOTAL STATION. A COMPUTER USED FOR ALL CALCULATIONS.

DOC# 000221
FILED IN OFFICE
11/20/2018 04:06 PM
BK:1132 PG:250-251
JUDY ODOM
CLERK OF COURT
UNION COUNTY

DEED PREPARATION ONLY

This deed was prepared without the benefit of a title examination.

Return Recorded Document to:
The Lance Law Firm, PC
57 Sears Way
Blairsville, GA 30512

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,
COUNTY OF UNION

DPO
File #: 1811-B99

Union This Indenture made this 1st day of November, 2018 between Ellen H. Wilson a/k/a Ellen Sue Wilson, of the County of Union, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Nancy Wilson Adams and Benny Hedden Wilson, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in the 16th District, 1st Section, Land Lot 109 of Union County, Georgia containing 23.80 acres, more or less, and being more particularly described as follows:
BEGINNING at the land lot corners common to Land Lots 110, 111, 134 and 135; thence S 25 57 48 W 3,747.69 feet to an iron pin and the TRUE POINT OF BEGINNING; thence S 57 27 15 E 1,283.97 feet to an iron pin; thence S 52 50 52 W 503.02 feet to an iron pin; thence N 34 07 W 69.96 feet to an iron pin; thence S 78 13 55 W 148.65 feet to a 10 inch white oak; thence S 80 44 54 W 391.23 feet to a 4 inch hickory; thence S 78 51 W 126.09 feet to a 6 inch poplar; thence S 74 59 15 W 124.50 feet to a 4 inch sourwood; thence S 80 degrees 30 23 W 112.77 feet to an iron pin; thence N 38 degrees 41 26 W 943.10 feet to an iron pin; thence N 89 degrees 05 13 E 840.00 feet to an iron pin; thence N 00 degrees 54 47 W 355.60 feet to the TRUE POINT OF BEGINNING.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

PAGE TWO
WARRANTY DEED
FILE NO.: 1811-B99

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE 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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Jay Hart
Witness

Ellen H. Wilson (Seal)
Ellen H. Wilson a/k/a Ellen Sue Wilson

Stephen K Adams
Notary Public



My Commission
Expires:
September 30, 2020

DOC# 000221
FILED IN OFFICE
11/20/2018 04:06 PM
BK:1132 PG:250-251
JUDY ODOM
CLERK OF COURT
UNION COUNTY

DEED PREPARATION ONLY

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The Lance Law Firm, PC
57 Sears Way
Blairsville, GA 30512

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WARRANTY DEED**

**STATE OF GEORGIA,
COUNTY OF UNION**

DPO
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WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

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IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Ray Hart
Witness

Ellen H. Wilson (Seal)
Ellen H. Wilson a/k/a Ellen Sue Wilson

Stephen K Adams
Notary Public



My Commission
Expires:
September 30, 2020

COPY

JOB # 161617B
FILE # W16153

LANE S. BISHOP AND ASSOCIATES
LAND AND ENGINEERING SURVEYS - REGISTERED SURVEYORS
Email: lsbishop@attcomail.com

OFFICE: (706) 632-3919
FAX: (706) 632-6873

SURVEY AGREEMENT

P. O. BOX 1806
BLUE RIDGE, GA 30513

DATE 10-12-16 ORDERED BY Nanci Adams (HOME) 423-312-3314

FIRM _____ (WORK) _____

ADDRESS 813 East Andrew Johnson Hwy CITY Whitesburg (CELL) _____

CLIENT EMAIL ADDRESS Nancyadamsreactor@gmail.com ST TN ZIP 37891

NAME(S) TO BE ON PLAT N/A

ACREAGE 23.8 LOT _____ BLOCK _____ S/D _____

LAND LOT 109 DIST. 11e SEC. 1 TOWNSHIP _____ RANGE _____

CITY _____ COUNTY Union ST GA TAX PARCEL # 111 036 ZONING _____

GATE TO PROPERTY? NO YES - CONTACT _____ PHONE _____

DESCRIPTION of WORK flag esmt into property - Crew to see SSB BY going to field. Richard to calculate BY fieldwork

Robert Post Colwell Banker to meet crew 706-194-3502

SURVEY REF: Ellen Sue W. 1502 5-27-14 PB _____ PG _____ DB 154 PG 608

ADJACENT SURVEYS _____

DIRECTIONS TO PROPERTY 515 North - Blairsville (R) Cleveland Street turns into Gainesville Hwy (just BY Home Depot on R) - turn (L) onto GA 180 (R) Russell Scenic Hwy - (R) Hatcher Creek Rd is closest Road to our tract which is Landlocked

DATE PROMISED: PLAT _____ FIELD WORK _____ CLOSING DATE _____ ATTY. _____

I / WE hereby authorize L. S. Bishop & Associates to perform a survey, or other associated work, on the above described property and agree to pay for said services based on the following fee schedule:

Flat rate of \$ _____ Hourly Rate: Field \$ 125.00 Office \$ _____

Estimated \$ 800-1000 (if less than 1500 ft) Estimated \$ _____ (based on acreage & topography) (based on client's description of property)

DEPOSIT \$ 250.00 CHECK # 2131 CASH \$ _____ (based on linear feet)

Balance of fees is due when the survey, plat, or other services are completed. Other payment arrangements must be in writing and agreed upon by both client(s) and an authorized representative of Lane S. Bishop & Associates, and made by signing below I / WE agree to the terms of this contract.

CLIENT PerPhone L. S. BISHOP & ASSOC. DATE _____



LANCE

— LAW FIRM, P.C. —

Lance Law Firm P.C.
706-835-1212

57 Sears Way
Blairsville, Georgia
30512
United States

Billed To
Nancy Wilson Adams
8131 East Andrew Johnson Hwy.
Whitesburg, Tennessee
37891
United States

Date of Issue
11/06/2018

Invoice Number
0000687

Amount Due (USD)
\$0.00

Due Date
12/06/2018

Recorded

Description	Rate	Qty	Line Total
Deed Prep Ellen Wilson to Nancy Wilson Adams and Benny Hedden Wilson	\$75.00	1	\$75.00
Recording Satisfaction	\$10.00	1	\$10.00
	Subtotal		85.00
	Tax		0.00
	Total		85.00
	Amount Paid		85.00
	Amount Due (USD)		\$0.00

Thanks!
Nancy

*quick claim
for GA
land.*

LANE S. BISHOP & ASSOCIATES, LLC

P. O. BOX 1506
4145 EAST FIRST ST.
BLUE RIDGE, GA 30513
706-632-3919

Invoice

DATE	INVOICE #
6/2/2014	14881

BILL TO

NANCY ADAMS
8131 EAST ANDREW JOHNSON HWY
WHITESBURG, TN 37891
423-312-3314

PAID
06/10/2014

NAME ON PLAT

ELLEN SUE WILSON

JOB ORDER NUMBER	TERMS	CREW CHI...	DRAFTSMAN	ORDERED BY
140424C	Due on receipt	MW	KB	
DATE	DESCRIPTION	LL-D-S	COUNTY	AMOUNT
5/7/2014	SURVEY OF 23.82 ACRES	109-16-1	UNION	2,700.00
ADDITIONAL FEES REQUIRED FOR RECORDING PLATS				Total \$2,700.00

LANE S. BISHOP & ASSOCIATES, LLC

P. O. BOX 1506
4145 EAST FIRST ST.
BLUE RIDGE, GA 30513
706-632-3919

Invoice

DATE	INVOICE #
11/29/2016	17864

BILL TO
NANCY ADAMS 8131 EAST ANDREW JOHNSON HWY WHITESBURG, TN 37891 423-312-3314

PAID
12/05/2016

NAME ON PLAT

JOB ORDER NUMBER	TERMS	CREW CHI...	DRAFTSMAN	ORDERED BY
161017B	Due on receipt	DA	RO	
DATE	DESCRIPTION	LL-D-S	COUNTY	AMOUNT
11/4/2016	STAKED EASEMENT FROM END OF ROAD TO 23.82 ACRES	109-16-1	UNION	1,728.50
ADDITIONAL FEES REQUIRED FOR RECORDING PLATS				Total \$1,728.50



LANCE
— LAW FIRM, P.C. —

November 10, 2016

Ms. Ellen Sue Wilson
102 Richardson Drive
Rogersville, TN. 37857

Re: 23.80 +/- acres, Union County, Georgia

Dear Ms. Wilson:

Enclosed is the original, recorded Quitclaim Deed with regard to the above referenced property.

Should you have any questions, please feel free to contact me.

Sincerely,

Jessica Chapman
Jessica Chapman

Enclosures

Lee Knight
 Union County Tax Commissioner
 65 Courthouse Street - Suite 3
 Blairsville, GA 30512
 uctc@uniongov.com



Tax Payer: ADAMS NANCY WILSON &
Map Code: 111 038 REAL
Description: LD 16 LL 109
Location:
Bill No: 2020-183
District: 001 UNION UNINCORP

pd
~~9/26/2020~~
pay 12.

Phone: (706) 439-6017 Fax: (706) 439-6019

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions	
0	194,613	23.8000	194,613	12/20/2020			12/20/2020		
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX		194,613.00	77,845.00	0.00	77,845.00	.000	0.00	0.00	0.00
COUNTY M&O		194,613.00	77,845.00	0.00	77,845.00	9.943	774.01	0.00	558.77
SALES TAX ROLLBACK		194,613.00	77,845.00	0.00	77,845.00	-2.765	0.00	-215.24	0.00
SCHOOL M&O		194,613.00	77,845.00	0.00	77,845.00	11.740	913.90	0.00	913.90
TOTALS						18.918	1,687.91	-215.24	1,472.67

pd 9/26/2020



BILL NUMBER BARCODE

Please note that your Tax Commissioner is responsible for billing & collections & is NOT responsible for the property value on your bill or the millage rate. For property value questions or exemption information please contact the Tax Assessors office, 706-439-6011.

We encourage you to pay your bill by mail or on OUR WEBSITE at www.uniongatax.com, there is a 2.6% FEE FOR DEBIT/CREDIT OR .50 CENT FEE FOR E-CHECKS. Thank you for your privilege to serve as your Tax Commissioner. APPEALED BILLS ARE BILLED AT 85%, YOU MAY OWE A BALANCE ONCE YOUR APPEAL IS FINAL. Questions concerning your bill, call 706-439-6017.

Bill No:2020-183	
Current Due	1,472.67
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	1,472.67

WARRANTY DEED

FROM

Alice Wilson

TO

Ellen H. Wilson &

Sammy K. Taylor

STATE OF GEORGIA

UNION COUNTY

OFFICE OF CLERK SUPERIOR COURT

Filed for record September 17th,
1987 at 2:30 P.M.

Recorded Sept. 18th, 1987
Book 154, page 608

Alice Conley
Clerk Superior Court