

284 Dover Road Legal Description

All that certain tract or parcel of land with improvements thereon situate, lying and being in the 35th G. M. District of Screven County, Georgia, containing Six and Fifty-Nine Hundredths (6.59) acres, as shown on that plat of survey prepared by Warren E. Poythress, Georgia Registered Land Surveyor No. 1953, dated July 15, 1999, recorded in Plat Book 30, Page 192, Screven County, Georgia Records. The Poythress plat is by reference expressly incorporated herein and made a part hereof for a more complete and accurate description of said property.

LESS AND EXCEPT: All that certain tract or parcel of land situate, lying and being in the 35th G. M. District of Screven County, Georgia, containing One (1.0) acre, as shown on that plat of survey prepared by Joe P. Davis, Georgia Registered Land Surveyor No. 1436, dated October 2, 2007, recorded in Plat Book 34, Page 49B, Screven County, Georgia Records. The aforesaid plat and the description thereon are by reference incorporated herein and made a part of this description.

Subject to all easements, restrictions, and rights-of-way of record.

Further subject to that certain 25' access easement for the purpose of ingress and egress to and from Dover County Road No. 147, as shown on that plat of survey prepared by Joe P. Davis, Georgia Registered Land Surveyor No. 1436, dated October 2, 2007, recorded in Plat Book 34, Page 49B, Screven County, Georgia Records.

This is the same property conveyed by Warranty Deed dated July 26, 2016 from Janet E. Taylor to Carrie L. Forehand, recorded in Deed Book 467, Pages 158-159, Screven County, Georgia Records. Further, this is the same property conveyed by Gift Deed dated March 16, 2018 from Carrie L. Forehand to Keith R. Forehand and Carrie L. Forehand, with right of survivorship, recorded in Deed Book 484, Pages 101-102, Screven County, Georgia Records.

The above-described property is identified on Screven County Tax Assessor Map 042 as Parcel 033, and further known as 284 Dover Road, Sylvania, according to the present system of numbering in Screven County, Georgia.