

Go Bid  
**NOW!**

# *Property Information*



*Beautiful Country Home in  
Thriving Thomas County,  
Georgia*

*Final Contract to Include a  
10% Buyer's Premium*

*Online Only Auction*

**642 Egg and Butter Road South  
Thomasville, Georgia 31762  
Tuesday, July 12, 2022, at 2:00 pm**



**WEEKS AUCTION GROUP**  
ACCELERATED REAL ESTATE MARKETING

(229)890-2437

[www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com)

## Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to offer this beautiful Country Home in thriving Thomas County.

The property is located just minutes from Thomasville on Egg and Butter Road South. The outside is where you will want to be on this great property! Featuring 1,346 sq ft of living space, 3 bedrooms, 2 baths situated on a nice 1.93 acre lot! The detached shop would be great for a Man Cave and store all the extras in the Utility Building. This property has it all!

Bidding for this property will open on June 28, 2022 at 10:00 am eastern time and continue to July 12, 2022. Bidding will begin closing at 2:00 pm eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at [www.WeeksAuctionGroup.com](http://www.WeeksAuctionGroup.com). Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,  
Weeks Auction Group, Inc.

Cameron Morris  
Auction Coordinator





**Auction Date and Time:** Tuesday, July 12, 2022 at 2:00 pm

**Open House Dates and Times:** Monday, July 11, 2022 from 2:00 pm – 4:00 pm

**For More Information Contact:** Cameron Morris  
Weeks Auction Group, Inc.  
(229) 890-2437 – Office  
(229) 881-7643 – Cell  
Cameron@BidWeeks.com

## Property Information

**Property Address:** 642 Egg and Butter Road South, Thomasville, Georgia 31792

**Auction Date:** Tuesday, June 21, 2022 at 2:00 pm

**Property Size:** 1.93 +/- Acres

**Assessor's Parcel Numbers:** 054 035

**Tax Bill Amount:** \$1,076.84

**Driving Directions:** From **Downtown Thomasville** take E. Jackson Street (Highway 319) North towards Highway 19 for 2 miles. Turn left onto US Highway 19 for 3.5 Miles. Turn Right onto GA 202 N for 0.7 Miles. Turn right onto Egg and Butter Road South and the property begins on the left in just 0.2 Miles. ***"Watch for Auction Signs!"***

### Important Selling Features:

- 1.93+/- Total Acres
- 3 BR 2 BA Country Home
- Peaceful Thomasville Living
- 1,346 Total SF
- Well and Septic Tank
- Utility Building
- Detached Shop
- Zoned R1 Residential
- Offered In 1 Tract



## Aerial Map



## Tax Card Parcel 054 035

 Thomas County, GA

### Summary

**Parcel Number** 054 035  
**Location Address** 642 S EGG & BUTTER RD  
**Legal Description** 642 EGG & BUTTER RD S / LOT 15 / 1.72 AC  
(Note: Not to be used on legal documents)  
**Class** R4-Residential  
(Note: This is for tax purposes only. Not to be used for zoning.)  
**Zoning** R1  
**Tax District** 04 Fire District 03 (District 04)  
**Millage Rate** 24.488  
**Acres** 1.93  
**Neighborhood** Rur Par Central (155019)  
**Homestead Exemption** No (S0)  
**Landlot/District** 60 / 13

[View Map](#)



### Owner

[Kinard Madison A S](#)  
 Young Che/Jeey M (wros)  
 642 Egg & Butter Rd S  
 Thomasville, GA 31792

The owner above is the owner as of Jan 1, 2021. Look at the Sales section below for most recent owner.

### Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.93

### Residential Improvement Information

**Style** One Family  
**Heated Square Feet** 1346  
**Interior Walls** Sheetrock  
**Exterior Walls** Wood Siding  
**Foundation** Conc Wall/Msny  
**Attic Square Feet** 0  
**Basement Square Feet** 0  
**Year Built** 1988  
**Roof Type** Shingle Asphalt  
**Flooring Type** Carpet/Tile  
**Heating Type** CH AC  
**Number Of Rooms** 0  
**Number Of Bedrooms** 0  
**Number Of Full Bathrooms** 2  
**Number Of Half Bathrooms** 0  
**Number Of Plumbing Extras** 3  
**Value** \$82,431  
**Condition** Average  
**House Address** 642 EGG & BUTTER RD

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Bldg, Finished	1990	20x28 / 560	1	\$2,786
Housesite, Deep Well Only	1988	1x1 / 1	1	\$5,000
Paving, Concrete	1985	1x1300 / 0	0	\$1,316

### Permits

Permit Date	Permit Number	Type
05/12/2016	INH	Homestead Update
05/11/2007	207-07	ADDITION



## Tax Card Parcel – Page 2

### 054 035

#### Sales

**NOTE: Deed information from sales prior to the 1990's maybe approximate.**

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/26/2016	2037 45		\$128,000	Kin/Not Arms-Length	OJver Joyce	Kinard Madison A &
8/30/2013	1858 1		\$0	Land Unimproved	OJver Herman	OJver Joyce
8/29/2013	1909 25		\$0	Qualify this sale	OJver Herman	OJver Joyce
12/21/2007	1461 341		\$27,000	Name Change	J H O INC	OJver Herman &
4/1/1997	566 275		\$50,000	Qualify this sale		J H O INC

#### Valuation

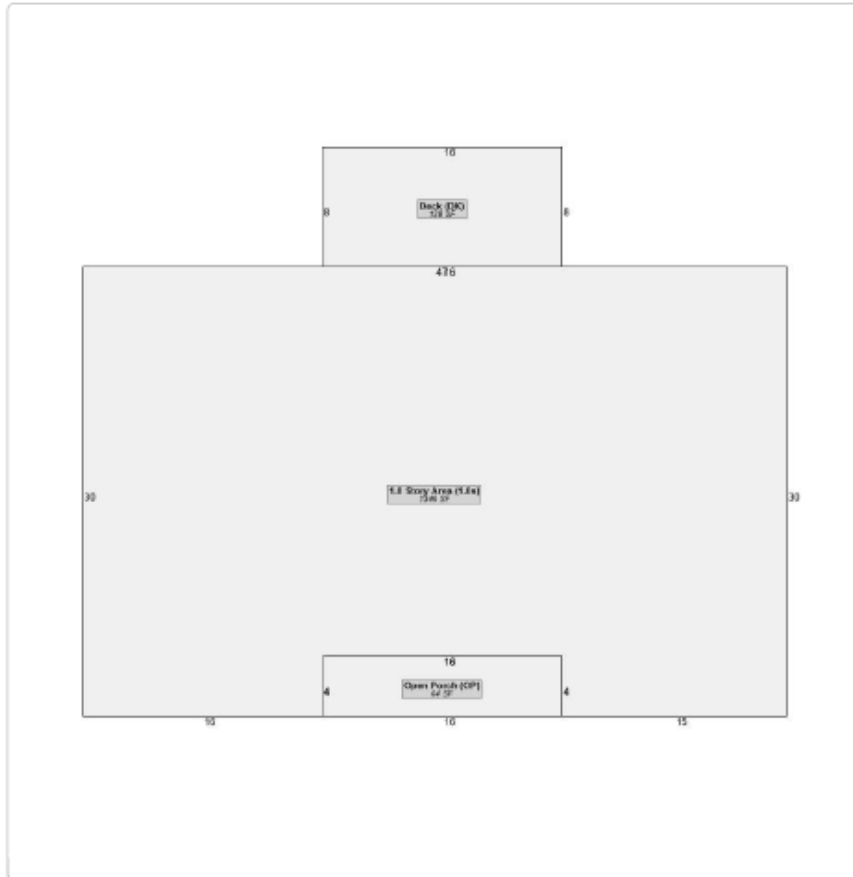
	2021	2020	2019
Previous Value	\$101,949	\$101,949	\$100,415
Land Value	\$18,403	\$18,403	\$18,403
+ Improvement Value	\$82,431	\$75,118	\$75,118
+ Accessory Value	\$9,102	\$8,428	\$8,428
= Current Value	\$109,936	\$101,949	\$101,949

#### Photos



#### Sketches

## Tax Map Parcel – Page 3 054 035



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Thomas County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the 2021 Certified Values. All other data is subject to change.

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[GDPR Privacy Notice](#)

[Last Data Upload: 4/28/2022, 7:14:12 AM](#)

Developed by  
**Schneider**  
GEOSPATIAL

Version 2.3.191



**Tax Map Parcel  
 054 035**

**qPublic.net**™ Thomas County, GA



<b>Parcel ID</b>	054 035	<b>Owner</b>	Kinard Madison A & Young Chelsea M (wros)	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential		642 Egg & Butter Rd S	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	04 Fire District 03		Thomasville, GA 31792	7/26/2016	\$128000	05	U
<b>Acres</b>	1.93	<b>Physical Address</b>	642 S EGG & BUTTER RD	8/30/2013	0	LM	Q
		<b>Assessed Value</b>	Value \$109936				

(Note: Not to be used on legal documents)

Date created: 4/28/2022  
 Last Data Uploaded: 4/28/2022 7:14:12 AM

Developed by Schneider  
 GEOSPATIAL

## Property Tax Bill 2021

### 2021 Property Tax Statement

Alicia Hester  
 Thomas County Tax Commissioner  
 P.O. Box 2175  
 Thomasville, GA 31799


KINARD MADISON A & YOUNG CHELSEY M  
 (WROS)  
 642 EGG & BUTTER RD S  
 THOMASVILLE, GA 31792

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-13026	11/15/2021	\$0.00	\$1076.84	\$0.00	Paid 11/04/2021

Map: 00540-00000-035-000  
 Location: 642 EGG & BUTTER RD S  
 Account No: 390780 010

#### RETURN THIS PORTION WITH PAYMENT


(Interest will be added per month if not paid by due date)

<p>Alicia Hester          Thomas County Tax Commissioner          P.O. Box 2175          Thomasville, GA 31799</p>		<p><b>Tax Payer:</b> KINARD MADISON A &amp; YOUNG CHELSEY M (WROS)  <b>Map Code:</b> 00540-00000-035-000 Real  <b>Description:</b> 642 EGG &amp; BUTTER RD S / L  <b>Location:</b> 642 EGG &amp; BUTTER RD S  <b>Bill No:</b> 2021-13026</p>																																																							
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<p>Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at 225 N. Broad St or (229) 225-4136. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1st in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at 225 N. Broad St or (229) 225-4136.</p>			<p><b>Current Due</b> \$1,076.84  <b>Penalty</b> \$0.00  <b>Interest</b> \$0.00  <b>Other Fees</b> \$0.00  <b>Previous Payments</b> \$1,076.84  <b>Back Taxes</b> \$0.00  <b>Total Due</b> <span style="background-color: yellow;">\$0.00</span>  <b>Paid Date</b> 11/04/2021</p>																																																						
<p><b>LOCAL OPTION SALES TAX CREDIT:</b>          The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.</p>																																																									

# Seller's Property Disclosure – Page 1

dojpop signature verification: dtp.us1.Z1-dwL4-8MN

**SELLER'S PROPERTY DISCLOSURE STATEMENT**  
**EXHIBIT " B "**



**2022 Printing**

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of 05/03/2022 for the Property (known as or located at: 642 South Egg and Butler Road Thomasville, Georgia, 31792). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**  
In completing this Statement, Seller agrees to:  
(1) answer all questions in reference to the Property and the improvements thereon;  
(2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;  
(3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;  
(4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

**C. SELLER DISCLOSURES.**

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? N/A		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? June 2022	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>2. COVENANTS, FEES, and ASSESSMENTS:</b>		
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>3. LEAD-BASED PAINT:</b>		
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1975? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## Seller's Property Disclosure – Page 2

dotloop signature verification: d1p.us/27-dw.6-9MN

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have any structural reinforcements or supports been added?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has any work been done where a required building permit was not obtained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Have any notices alleging such violations been received?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Date of last HVAC system(s) service: 2018		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Is any portion of the heating and cooling system in need of repair or replacement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are any fireplaces decorative only or in need of repair?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): 5 years		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: 2016		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? N/A		
(g) Is the main dwelling served by a sewage pump?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(j) Is there presently any polybutylene plumbing, other than the primary service line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		

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F301, Seller's Property Disclosure Statement Exhibit, Page 2 of 7, 05/01/22

## Seller's Property Disclosure – Page 3

<b>7. ROOFS, GUTTERS, and DOWNSPOUTS:</b>	<b>YES</b>	<b>NO</b>
(a) Approximate age of roof on main dwelling: 8 _____ years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has any part of the roof been repaired during Seller's ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>8. FLOODING, DRAINING, MOISTURE, and SPRINGS:</b>	<b>YES</b>	<b>NO</b>
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>9. SOIL AND BOUNDARIES:</b>	<b>YES</b>	<b>NO</b>
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Do any of the improvements encroach onto a neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is there a shared driveway, alleyway, or private road servicing the Property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>		
<b>10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:</b>	<b>YES</b>	<b>NO</b>
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion, from insects (such as termites, bees and ants); or by fungi or dry rot?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
<b>EXPLANATION:</b>		

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<b>11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:</b>		<b>YES</b>	<b>NO</b>
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
<b>12. LITIGATION and INSURANCE:</b>		<b>YES</b>	<b>NO</b>
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
<b>13. OTHER HIDDEN DEFECTS:</b>		<b>YES</b>	<b>NO</b>
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>EXPLANATION:</b>			
<b>14. AGRICULTURAL DISCLOSURE:</b>		<b>YES</b>	<b>NO</b>
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>			
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ADDITIONAL EXPLANATIONS (If needed):

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## Seller's Property Disclosure – Page 6

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**D. FIXTURES CHECKLIST**

**Directions on HOW TO USE:** It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank, THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. This section entitled "Fixtures Checklist" shall survive Closing.

<p><b>Appliances</b></p> <input type="checkbox"/> Clothes Dryer <input type="checkbox"/> Clothes Washing Machine <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garage Door Opener <input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Ice Maker <input type="checkbox"/> Microwave Oven <input type="checkbox"/> Oven <input type="checkbox"/> Refrigerator w/o Freezer <input type="checkbox"/> Refrigerator/Freezer <input type="checkbox"/> Free Standing Freezer <input type="checkbox"/> Stove <input type="checkbox"/> Surface Cook Top <input type="checkbox"/> Trash Compactor <input type="checkbox"/> Vacuum System <input type="checkbox"/> Vent Hood <input type="checkbox"/> Warming Drawer <input type="checkbox"/> Wine Cooler <p><b>Home Media</b></p> <input type="checkbox"/> Amplifier <input type="checkbox"/> Cable Jacks <input type="checkbox"/> Cable Receiver <input type="checkbox"/> Cable Remotes <input type="checkbox"/> Intercom System <input type="checkbox"/> Internet HUB <input type="checkbox"/> Internet Wiring <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Satellite Receiver <input type="checkbox"/> Speakers <input type="checkbox"/> Speaker Wiring <input type="checkbox"/> Switch Plate Covers	<input type="checkbox"/> Television (TV) <input type="checkbox"/> TV Antenna <input type="checkbox"/> TV Mounts/Brackets <input type="checkbox"/> TV Wiring <p><b>Interior Fixtures</b></p> <input type="checkbox"/> Ceiling Fan <input type="checkbox"/> Chandelier <input type="checkbox"/> Closet System <input type="checkbox"/> Fireplace (FP) <input type="checkbox"/> FP Gas Logs <input type="checkbox"/> FP Screen/Door <input type="checkbox"/> FP Wood Burning Insert <input type="checkbox"/> Light Bulbs <input type="checkbox"/> Light Fixtures <input type="checkbox"/> Mirrors <input type="checkbox"/> Wall Mirrors <input type="checkbox"/> Vanity (hanging) <input type="checkbox"/> Mirrors <input type="checkbox"/> Shelving Unit & System <input type="checkbox"/> Shower Head/Sprayer <input type="checkbox"/> Storage Unit/System <input type="checkbox"/> Window Blinds (and Hardware) <input type="checkbox"/> Window Shutters (and Hardware) <input type="checkbox"/> Window Draperies (and Hardware) <input type="checkbox"/> Unused Paint <p><b>Landscaping / Yard</b></p> <input type="checkbox"/> Arbor <input type="checkbox"/> Awning <input type="checkbox"/> Basketball Post and Goal	<input type="checkbox"/> Birdhouses <input type="checkbox"/> Boat Dock <input type="checkbox"/> Fence - Invisible <input type="checkbox"/> Dog House <input type="checkbox"/> Flag Pole <input type="checkbox"/> Gazebo <input type="checkbox"/> Irrigation System <input type="checkbox"/> Landscaping Lights <input type="checkbox"/> Mailbox <input type="checkbox"/> Out/Storage Building <input type="checkbox"/> Porch Swing <input type="checkbox"/> Statuary <input type="checkbox"/> Stepping Stones <input type="checkbox"/> Swing Set <input type="checkbox"/> Tree House <input type="checkbox"/> Trellis <input type="checkbox"/> Weather Vane <p><b>Recreation</b></p> <input type="checkbox"/> Aboveground Pool <input type="checkbox"/> Gas Grill <input type="checkbox"/> Hot Tub <input type="checkbox"/> Outdoor Furniture <input type="checkbox"/> Outdoor Playhouse <input type="checkbox"/> Pool Equipment <input type="checkbox"/> Pool Chemicals <input type="checkbox"/> Sauna <p><b>Safety</b></p> <input type="checkbox"/> Alarm System (Burglar) <input type="checkbox"/> Alarm System (Smoke/Fire) <input type="checkbox"/> Security Camera <input type="checkbox"/> Carbon Monoxide Detector <input type="checkbox"/> Doorbell <input type="checkbox"/> Door & Window Hardware	<input type="checkbox"/> Fire Sprinkler System <input type="checkbox"/> Gate <input type="checkbox"/> Safe (Built-In) <input type="checkbox"/> Smoke Detector <input type="checkbox"/> Window Screens <p><b>Systems</b></p> <input type="checkbox"/> A/C Window Unit <input type="checkbox"/> Air Purifier <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Attic Ventilator Fan <input type="checkbox"/> Ventilator Fan <input type="checkbox"/> Car Charging Station <input type="checkbox"/> Dehumidifier <input type="checkbox"/> Generator <input type="checkbox"/> Humidifier <input type="checkbox"/> Propane Tank <input type="checkbox"/> Propane Fuel in Tank <input type="checkbox"/> Fuel Oil Tank <input type="checkbox"/> Fuel Oil in Tank <input type="checkbox"/> Sewage Pump <input type="checkbox"/> Solar Panel <input type="checkbox"/> Sump Pump <input type="checkbox"/> Thermostat <input type="checkbox"/> Water Purification System <input type="checkbox"/> Water Softener System <input type="checkbox"/> Well Pump <p><b>Other</b></p> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Kitchen appliances and storage building will remain with property

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

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## Seller's Property Disclosure – Page 7

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RECEIPT AND ACKNOWLEDGEMENT BY BUYER	SELLER'S REPRESENTATION REGARDING THIS STATEMENT
<p>Buyer acknowledges receipt of this Seller's Property Disclosure Statement.</p>	<p>Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property</p>
<div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;"></div> <p><b>1 Buyer's Signature</b></p>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">  <div style="float: right; font-size: 8px;">                     do1pop verified                      8/20/22 1:58 PM EDT                      81820783912104777                 </div> </div> <p><b>1 Seller's Signature</b></p>
<p>_____ Print or Type Name</p>	<p>Madison Kinard Print or Type Name</p>
<p>_____ Date</p>	<p>6-27-22 Date</p>
<div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;"></div> <p><b>2 Buyer's Signature</b></p>	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">  <div style="float: right; font-size: 8px;">                     do1pop verified                      8/20/22 1:58 PM EDT                      81820783912104777                 </div> </div> <p><b>2 Seller's Signature</b></p>
<p>_____ Print or Type Name</p>	<p>Chelsey Kinard Print or Type Name</p>
<p>_____ Date</p>	<p>6/28/22 Date</p>
<p><input type="checkbox"/> Additional Signature Page (F267) is attached.</p>	<p><input type="checkbox"/> Additional Signature Page (F267) is attached.</p>
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## Legal Description

**Tax Parcel Number: 054 035**

**Property Description: 642 South Egg & Butter Road, Thomasville, GA 31792**

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in Land Lots #59 and 60 of the 13th Land District of Thomas County, Georgia containing 1.93 acres and being more particularly described as follows:

TO REACH the point of beginning of the property herein conveyed commence at the point formed by the intersection of the north margin of the right-of-way of the Egg and Butter Road with the east margin of the right-of-way of Georgia Highway No. 202 and run thence south 65 degrees 20 minutes 32 seconds east along said north margin of the right-of-way of the Egg & Butter Road a distance of 373.68 feet to an iron pin; run thence south 74 degrees 19 minutes east along said north margin of the right-of-way of the Egg and Butter Road a distance of 750.00 feet to an iron pin and the point of beginning of the property herein conveyed. From said point of beginning run thence south 74 degrees 22 minutes 00 seconds east a distance of 238.00 feet to an iron pin; run thence north 05 degrees 07 minutes 00 seconds east a distance of 443.20 feet to an iron pin; run thence north 86 degrees 53 minutes 00 seconds west a distance of 165.00 feet to an iron pin; run thence south 15 degrees 04 minutes 32 seconds west a distance of 400.00 feet to an iron pin on the north margin of the right-of- way of the Egg and Butter Road and the point of beginning.

This conveyance is subject to those restrictive covenants contains in that deed dated April 20, 1988, between Herman Oliver and Bessie Oliver, recorded in Deed Book 235, Page 529, of the Deed Records of Thomas County, Georgia.

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