

THE FLANDERS TRACT

—87.93[±] ACRES—

Offered Divided or as a Whole
Alton Lawson Road, Adrian Georgia
Emanuel County



PROPERTY INFORMATION BOOKLET



478.455.1861

www.SouthAuction.com

COVER LETTER



South Auction & Realty
338 E Main Street, Swainsboro, GA
478-419-1002

The Flanders Tract has been in the same family for many generations. The current owner Mr. Mitch Flanders rarely gets time to visit his grandparents home place so he has decided to sell it so that hopefully another family can enjoy them as much as he and his family have. This tract of land located in Western Emanuel County has everything one could need or want.

Please look over the enclosed information. If you have any questions please give me a call on my cell 478-455-1861 or email rusty@southauctiongroup.com





alex@southauctiongroup.com | 912-657-1831

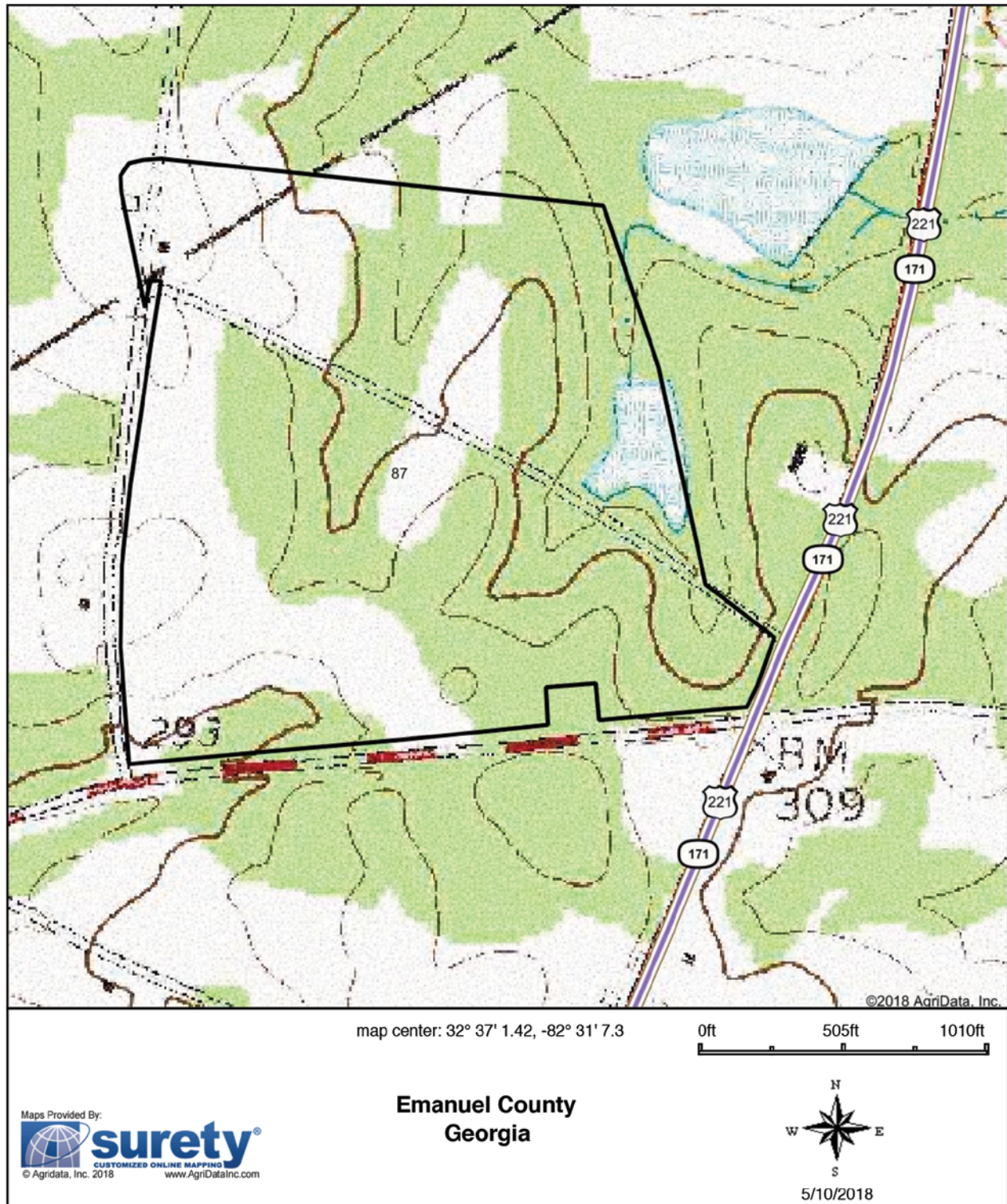
PROPERTY PHOTOS



PROPERTY TRACT MAP



TOPOGRAPHY MAP



SOIL MAP



MAP LEGEND

- | | |
|-------------------------------|-----------------------|
| Area of Interest (AOI) | Spot Area |
| Area of Interest (AOI) | Stony Spot |
| Soils | Very Stony Spot |
| Soil Map Unit Polygons | Wet Spot |
| Soil Map Unit Lines | Other |
| Soil Map Unit Points | Special Line Features |
| Special Point Features | Water Features |
| Blowout | Streams and Canals |
| Borrow Pit | Transportation |
| Clay Spot | Rails |
| Closed Depression | Interstate Highways |
| Gravel Pit | US Routes |
| Gravelly Spot | Major Roads |
| Landfill | Local Roads |
| Lava Flow | Background |
| Marsh or swamp | Aerial Photography |
| Mine or Quarry | |
| Miscellaneous Water | |
| Perennial Water | |
| Rock Outcrop | |
| Saline Spot | |
| Sandy Spot | |
| Severely Eroded Spot | |
| Sinkhole | |
| Slide or Slope | |
| Sodic Spot | |

SOIL MAP LEGEND

Soil Map—Emanuel County, Georgia, and Johnson and Laurens Counties, Georgia

The Flanders Tract

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AeB	Ailey loamy sand, 2 to 5 percent slopes	14.0	16.0%
AeC	Ailey loamy sand, 5 to 8 percent slopes	0.7	0.9%
BoC	Bonifay sand, 5 to 8 percent slopes	3.7	4.3%
CoB	Cowarts loamy sand, 2 to 5 percent slopes	6.4	7.4%
CtC2	Cowarts sandy loam, 5 to 8 percent slopes, moderately eroded	3.6	4.1%
FuC	Fuquay loamy sand, 5 to 8 percent slopes	4.0	4.5%
KFA	Kinston and Bibb soils, 0 to 2 percent slopes, frequently flooded	16.3	18.7%
NaB	Nankin loamy sand, 2 to 5 percent slopes	19.9	22.9%
NkB2	Nankin sandy loam, 2 to 5 percent slopes, eroded	2.3	2.6%
NkC2	Nankin sandy loam, 5 to 8 percent slopes, moderately eroded	5.4	6.2%
SuC	Susquehanna sandy loam, 2 to 8 percent slopes	6.2	7.1%
W	Water	2.6	2.9%
Subtotals for Soil Survey Area		85.1	97.7%
Totals for Area of Interest		87.0	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NaB	Nankin loamy sand, 2 to 5 percent slopes	2.0	2.3%
Subtotals for Soil Survey Area		2.0	2.3%
Totals for Area of Interest		87.0	100.0%

AUCTION TERMS & CONDITIONS

Questions about auction or Terms and Conditions?

Call Brent Stephens: 706-442-5513, Rusty Lane: 478-455-1861,

Joe Lanier: 912-531-7007

REAL ESTATE AUCTION TERMS AND CONDITIONS

ALL BIDDERS MUST READ THESE TERMS BEFORE BIDDING. BY BIDDING ON THE AUCTION, YOU ACKNOWLEDGE YOU HAVE READ AND AGREE TO THESE TERMS. IF YOU ARE THE HIGH BIDDER, YOU ARE REQUIRED TO CLOSE ON THE PROPERTY.

Successful bidders will pay \$2500.00 as earnest money if the property sells divided. If the property sells as a whole, the successful bidder will pay \$5000.00 as earnest money. Payment will be in the form of cash, personal or company check, along with a signed real estate contract. Buyer will owe the remaining balance at closing. A 10% buyer's premium will be added to high bid to arrive at the contract price.

All REGISTERED BIDDERS will be charged \$1.00 to authorize their credit card upon registering for the action. This \$1.00 is just a hold and it will be refunded onto your card.

South Auction and Realty Inc. reserves the right to ask any registered bidder for a bank letter of credit prior to or during the bidding period. The bidders account may be suspended or turned off if the bank letter of credit is not received. South Auction and Realty, Inc. may ask for a bank letter of credit on per bidder and/or per property basis.

South Auction and Realty Inc. shall have the permission and authority to charge 10% of the high bid on a specific property to the credit card of active bidders on that specific property. This will only apply to bidders who are participating on the last day of the auction. This is a way of verifying the card will process the mandatory fee that is due from all high bidders. If you are not a high bidder on the last day, we will credit the fee back to your credit card after the conclusion of the auction.

The winning bidder's credit card will be charged \$1500 at the end of the auction for each property in which they are the high bidder. This charge WILL NOT be refunded if the high bidder does not close the property. This charge will then be credited back to the buyer's credit card once their earnest money check has been received. South Auction and Realty Inc. will not be able to access or view any personal information and/or credit card information on any registered bidder. All transactions are handled

AUCTION TERMS & CONDITIONS CONTINUED

through a third-party processor. If you have done business with us before, we may elect to wave this automatic charge. Please call Brent Stephens (706-442-5513) for more details. Contract and earnest money must be mailed within 24 hours to:

South Auction and Realty
PO Box 134
Swainsboro, GA 30401

Broker Participation:

2% (of South Auction and Realty (SAR) commission) is available to registered brokers if approved by SAR, SAR will NOT pay a commission to a broker who is representing themselves or an immediate family member. Broker Participation form is available at www.southauction.com.

Closings:

All closing costs are paid by the buyer.

All real estate transactions will close on or before Friday, September 21, 2018.

If a survey is required, the property will close within 14 days of the survey completion.

Jerry Cadle Esq. Swainsboro, GA, 478-237-2271, will close all the properties.

SPECIAL NOTES

1. If the "Flanders Tract" sells divided, the survey will be conducted by Donaldson Surveying of Swainsboro, GA. The buyer will be responsible for survey costs of .35 cents per linear foot with common lines split 50/50.
2. If the "Flanders Tract" sells divided, the overall purchase price may be adjusted up or down according to the acreage after the survey is complete.
3. If the "Flanders Tract" sells as a whole, the buyer will pay to Donaldson Survey \$4000.00.

SPECIAL STIPULATIONS

1. No personal property is included with any property in the auction.
2. ALL ACREAGE REFERENCED IN BROCHURE, ON SIGNS, AND ONLINE ARE ESTIMATED ACRES.
3. SOUTH AUCTION AND REALTY INC. NOR THE SELLER GUARANTEES THAT EACH AUCTION SIGN IS ACCURATELY PLACED ON THE PROPERTY BEING SOLD.
4. ALL SELLERS HAVE THE RIGHT TO ACCEPT OR DECLINE ANY HIGH BID. ALL BUYERS WILL BE NOTIFIED WITHIN 3 BUSINESS DAYS IF THEIR BID IS ACCEPTED.
5. PLEASE CONTACT THE AUCTION COMPANY BEFORE INSPECTING THE PROPERTY.
6. South Auction and Realty Inc. reserves the right to suspend one's bidding privileges for any reason or no reason. South Auction and Realty Inc. can elect to do so before, during, or after for an auction with no notice to the bidder.

AUCTION TERMS & CONDITIONS CONTINUED

7. South Auction and Realty Inc. has the right to extend the ending date of any auction or property.
8. Any personal internet connection failures during the auction are the responsibility of the bidder. The auction will continue as normal and the item will be sold.
9. The auction company shall not be held responsible for any "missed" bids or bids unseen by the auctioneer. The bids are received immediately when they are entered. If you have a question pertaining to your bid, please contact the auction company.
10. ALL SALES ARE FINAL.
11. By bidding on any item, the bidder shows acceptance of the terms of the auction and is responsible for closing on the property if they are the high bidder when the auction time has expired.
12. The auction company reserves the right to refuse service to any person.
13. All property is sold AS IS and ALL SALES ARE FINAL. Property is open to thorough public inspection. It is the Bidders responsibility to determine condition.
14. The auction has an EXTENDED BIDDING feature. This simply means, if there is a bid placed on any property within the last 5 minutes of the auction that will trigger the extended bidding feature on ALL properties. The bidding on ALL properties will remain open until the bidding is quiet for 5 minutes on all properties. Please call with questions.

DISCLAIMER

Property is being sold AS IS. We highly encourage an inspection of the property prior to bidding. Auctioneer can bid on behalf of the seller. All properties are selling subject to seller confirmation. By bidding on the property, all buyers are responsible for closing on the property. By bidding in the auction, you are acknowledging that you agree to the terms and conditions. Seller and Buyer agree that any dispute arising under the terms and conditions of this sales contract or auction agreement shall be heard in the Superior Courts of Emanuel County, Georgia. All property is selling as-is, where-is with all faults and is selling subject to easements, leases, restrictions, covenants, conditions, zoning and all other matters revealed be a current survey or an inspection of the property or contained in public records. It is the bidder's responsibility to determine the information contained herein is accurate. Each bidder must conduct and rely on their own inspection and investigation. All property is sold as it lies at the time of the auction. The auction company strictly represents the sellers. All inspections are the responsibility of the buyer.

AUCTION CONTRACT



South Auction and Realty
P O Box 134
Swainsboro, GA 30401
478.455.1861
SouthAuctionandRealty.com

AUCTION REAL ESTATE SALES CONTRACT AUGUST 23, 2018

As a result of the efforts of **South Auction and Realty (SAR)**, hereinafter referred to as “**Auctioneer**,” the undersigned **Purchaser** agrees to purchase, and the undersigned **Seller** agrees to sell, all that tract or parcel of land lying and being in **Emanuel County, Georgia**, being all or a portion of that property being commonly identified on Tax Map No .012 005, together with all plants, trees, and shrubbery now on the premises; together with all improvements thereon and appurtenances thereto, collectively hereinafter referred to as the “**Property**,” the portion or parcel to be purchased by Buyer being identified as follows:

Property Address: 87 acres John Flanders Rd Adrian, GA

1. The “Purchase Price” of the property shall be defined as follows: The high bid made by the Seller plus a ten percent “Buyer’s Premium.” The Buyer agrees to pay the Purchase Price of \$_____ to the Seller. The purchase price shall be paid in cash, in full, at closing. **Purchaser’s** obligation to close shall not be contingent upon **Purchaser’s** ability to obtain financing. Further, **Purchaser’s** obligation to close shall not be contingent upon matters of survey or inspection, unless expressly noted herein, as all of such matters should have been reviewed by **Purchaser** prior to the closing of the auction should **Purchaser** have wished to obtain them. **Purchaser** shall pay all closing costs. Taxes, Homeowner’s Association Fees, Dues, etc. as applicable, will be prorated as of date of closing.

For an outline of the financial terms of sale, see below.

Bidder Number	OUTLINE OF FINANCIAL TERMS OF SALE				Property Number(s)
	High Bid				
	Buyer's Premium (10%)	\$		-	
	Purchase Price **	\$		-	
	Earnest Money	\$		-	
	Balance Due at Closing	\$		-	

2. **Earnest Money:** **Purchaser** has paid to **Auctioneer** the sum of \$_____, as earnest money, which earnest money is to be promptly deposited into the **Auctioneer’s** escrow account and is to be applied toward the purchase price at the time of closing or as otherwise provided herein. **Purchaser** agrees and acknowledges that in the event he or she fails to execute the obligations contained in this agreement for any reason other than those specifically allowed herein below, this earnest money shall constitute liquidated damages to be paid to the **Seller**. The **Seller** agrees that, in the event he or she is awarded the earnest money as liquidated damages, the Auctioneer shall be paid the entire commission due to **Auctioneer** from those proceeds. All parties hereto agree that **Auctioneer** may deposit the earnest money in an interest-bearing escrow account.

a. **Disbursement of Earnest Money:**

- i. **Entitlement to Earnest Money:** Subject to the paragraphs below, **Purchaser** shall only be entitled to a return of the earnest money if one of the following should occur: a) the **Seller** terminates the agreement without justification as provided for herein, b) the **Purchaser** elects to rescind the agreement due to the Property being “destroyed or substantially damaged” as provided herein below. Or c) the Seller is unable to deliver good and marketable title as outlined herein below by the time of the scheduled closing. Otherwise, the earnest money shall be applied toward the purchase price of the **Property** at closing, or paid to **Seller** as liquidated damages should **Purchaser** fail to close.
- ii. **Disbursement of Earnest Money:** **Auctioneer** is authorized to disburse the earnest money upon the following events:

AUCTION CONTRACT CONTINUED

1. The Closing of the Transaction;
 2. A subsequent written agreement between **Purchaser, Seller, and Auctioneer**;
 3. An order of a Court or Arbitrator having jurisdiction over any dispute involving the earnest money;
 4. Failure of **Purchaser** to consummate the transaction due to **no** fault of **Seller**;
 5. Failure of the **Purchaser** to consummate the transaction due to fault of **Seller**;
 6. **Auctioneer** may disburse the earnest money upon a reasonable interpretation of the agreement, provided the **Auctioneer** first gives all parties at least 10 days written notice stating to whom and why the disbursement will be made. Any party may object to the proposed disbursement by giving written notice of the same to **Auctioneer** within the 10 day notice period. Objections not timely made in writing shall be deemed waived. If **Auctioneer** receives an objection and, after considering it, decides to disburse the earnest money as originally proposed, **Auctioneer** may do so and send notice to the Parties of **Auctioneer's** action. If **Auctioneer** decides to modify its proposed disbursement, **Auctioneer** shall first send a new 10 day notice to the Parties stating the rationale for the modification and to whom their disbursement will now be made. Should the earnest money be paid to **Seller**, **Auctioneer** shall tender said earnest money to **Seller** by check, in the event **Auctioneer**: (1) Makes a reasonable interpretation of the agreement that the agreement has been terminated due to **Purchaser's** default and (2) sends the required 10 day notice of the proposed disbursement to **Purchaser** and **Seller**. If the check is accepted and deposited by **Seller**, it shall constitute liquidated damages in full settlement of all claims of **Seller** against **Purchaser** and **Auctioneer** in this transaction. Such liquidated damages are a reasonable pre-estimate of **Seller's** actual damages, which damages are difficult to ascertain and are not a penalty. Nothing herein shall prevent the **Seller** from declining the tender of the earnest money by the **Auctioneer**. In such event, the Parties hereto release and discharge **Auctioneer** from any claims against **Auctioneer** related to the earnest money and shall not seek damages from **Auctioneer** by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder. (Provided, however, **Seller** shall not be relieved of its obligation to pay a commission to **Auctioneer** as set forth in both this agreement and the **Real Estate Auction Agreement**.) Should the earnest money be refunded to **Purchaser** after **Auctioneer**: (1) makes a reasonable interpretation of the agreement that the agreement has been terminated due to **Seller's** default, and (2) sends the required 10-day notice of the proposed disbursement to **Seller** and **Purchaser**. If the check is accepted by **Purchaser**, it shall constitute a full, complete, and final settlement of all claims of **Purchaser** against **Seller** and **Auctioneer** in this transaction. In such event, the Parties hereto release and discharge **Auctioneer** from all claims **Purchaser** might have against **Auctioneer** related to the earnest money and shall not seek damages from **Auctioneer** by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder. (**Seller** shall not be relieved of its obligation to pay a commission to **Auctioneer** as set forth in this agreement and the **Real Estate Auction Agreement** provided the earnest money is returned to **Purchaser** and closing does not take place due to fault of **Seller**; or
 7. If any dispute arises between **Purchaser** and **Seller** as to the final disposition of all or part of the earnest money, **Auctioneer** may, in its sole discretion, notify **Purchaser** and **Seller** in writing that **Auctioneer** is unable to resolve such dispute and may interplead all or any disputed part of the earnest money into court, whereupon **Auctioneer** shall be discharged from any further liability with respect to the earnest money deposit and shall be entitled to recover its fees and expenses, including attorneys' fees in connection with said interpleader from the earnest money. In such event, the parties hereto release and discharge **Auctioneer** from any claims against **Auctioneer** related to the earnest money and shall not seek damages from **Auctioneer** by reason thereof or by reason of any other matter arising out of this contract or the transaction contemplated hereunder.
3. Both **Purchaser** and **Seller** shall indemnify **Auctioneer** for and hold harmless **Auctioneer** from any costs, losses, liabilities, or expenses, including attorney fees resulting from **Auctioneer** being named as a party to any legal action resulting from either **Purchaser's** or **Seller's** failure to fulfill any obligations and undertakings as set forth in this Contract.

AUCTION CONTRACT CONTINUED

- Further, the Parties shall not bring legal action against **Auctioneer** for any decision of **Auctioneer** to disburse the earnest money in accordance with the agreement set forth herein.
4. **Seller** warrants that **Seller** presently has marketable title to said **Property**, and at the time the sale is consummated agrees to convey good and marketable title to said **Property** to **Purchaser** by General Warranty Deed, subject only to (1) zoning ordinances affecting said **Property**, (2) general utility easements of record servicing said **Property**, (3) subdivision restrictions of record, and (4) leases, other easements, other restrictions and encumbrances affecting the **Property**.
 5. **Purchaser** shall have reasonable time after date hereof in which to examine title and to furnish **Seller** with a written statement of objections affecting the marketability of said title. Any such objections shall be made known to **Seller** at least five days prior to closing. **Seller** shall have reasonable time after receipt of such objections to satisfy all valid objections and, if **Seller** fails to satisfy such valid objections within a reasonable time, then at the option of **Purchaser**, evidenced by written notice to **Seller**, this contract shall be null and void, and **Purchaser**'s earnest money shall be returned.
 6. **Seller** and **Purchaser** agree that such documents as may be legally necessary to carry out the terms of this contract shall be executed and delivered by such parties at the time the sale is consummated.
 7. **Seller** and **Purchaser** agree that **Purchaser** is buying this property AS IS with no implied or express warranties. For all purposes of this contract and the transaction described herein, the term "AS IS" shall mean only that the property has not been destroyed or substantially damaged prior to closing. For the purposes of this agreement and the transaction described herein, the term "destroyed or substantially damaged" shall mean that the cost to repair the **Property** is equal to or greater than fifty percent (50%) of the Purchase Price. In the event that the **Property** is destroyed or substantially damaged, then at the election of the **Purchaser**: (a) the contract may be cancelled, or (b) **Purchaser** may consummate the contract and receive such insurance proceeds as may be paid on the claim of loss. This election is to be exercised within ten (10) days after the amount of **Seller**'s damage is determined.
 8. **Auctioneer** makes no representation or warranty as to fitness or merchantability of title to the above described **Property**. **Auctioneer** has not conducted a title examination of the **Property** prior to the sale and, therefore, does not certify **Seller**'s ability to transfer title of the **Property** free and clear of liens. **Auctioneer** shall have no liability to **Seller** or **Purchaser** in the event closing fails to take place due to there being title defects, encumbrances, or liens upon the **Property** that would prevent the sale from taking place as anticipated.
 9. A commission is to be paid to **Auctioneer** and Broker, if any, in accordance with that certain agreement between **Auctioneer** and **Seller** regarding authorization and compensation, pursuant to a **Real Estate Auction Agreement** and the auction sales brochure relative to the subject **Property**. Said documents are incorporated herein by reference.
 10. **Seller** and **Purchaser** agree that any dispute arising under the terms and conditions of this sales contract or auction agreement shall be heard in the Superior Courts of Emanuel County, Georgia. Both **Purchaser** and **Seller**, by execution of this agreement, and regardless of their state or county of residence, submits themselves to the jurisdiction of the Superior Courts of Emanuel County, Georgia for resolution of any and all disputes arising under the terms and conditions of this sales contract and agree that both jurisdiction and venue shall be proper in the Superior Courts of Emanuel County, Georgia.
 11. **Seller** may leave items of personal property on any or all of the tracts in **Seller**'s discretion. **Purchaser** of each tract is entitled to ownership of any items of personal property left on the property as of the date of closing. **Seller** has no responsibility to remove any such items. Removal of such items, and any costs associated therewith, is the SOLE RESPONSIBILITY of the **Purchaser**.
 12. **Seller** and **Purchaser** agree to all terms contained in the website Terms and Conditions previously agreed to by the **Purchaser**. All such terms and conditions are hereby merged and incorporated into this agreement as though fully set forth herein.

Special Stipulations

1. Real estate taxes, as well as Homeowner's Association Fees and Dues, if applicable, on the **Property** shall be prorated as of the date of closing.
2. Sale shall be closed on or before **Sept 21, 2018**. **Seller** has the right to extend the closing 45 days, if needed.
3. All closings shall be conducted by: Jerry Cadle PC, Swainsboro, GA
4. All closing costs will be paid by the **Purchaser**. Should **Purchaser** desire to have title insurance or a title certificate issued, **Purchaser** can negotiate for said services with the closing attorney.
5. Possession of the **Property** shall be granted by **Seller** to **Purchaser** no later than the closing date, unless specifically stated herein.
6. **Property** is sold "as is" and **Seller** makes no warranty as to easements, leases, restrictions, covenants, conditions, zoning and all other matters that would be revealed by a current survey or an inspection of the **Property** or contained in public records.

AUCTION CONTRACT CONTINUED

7. In addition to any other rights of Seller to extend hereunder, Seller may extend the closing date of this contract for an additional forty five (45) days if necessary in order to cure title defects or liens that might be an impediment to closing.
8. South Auction and Realty, Auctioneer/broker, is acting exclusively as agent for the Seller.
9. Time is of the essence of this agreement.
10. As used herein, the term "surveyed acreage" means the total gross acreage of the Property without any deduction for any portion thereof located within the bounds of any roadways (except deeded roadways), easements or other rights-of-way, including, without limitation, electric transmission lines or other utility easements. In the event either party defaults under the terms of this Agreement, the defaulting party will be responsible for the survey expense. All boundary lines shown on auction material are estimated lines and are not exact property lines. Exact property lines shall be determined by survey.
11. **ALL REFERENCES TO ACREAGE REFERRED TO, WHETHER IN BROCHURES, ONLINE, OR ON SIGNS ARE ESTIMATES. THE ACTUAL ACREAGE CAN ONLY BE ASCERTAINED AFTER A SURVEY OF THE PROPERTY. BY SIGNING THIS CONTRACT, THE HIGH BIDDER AGREES TO FULFILL THE TERMS OF THIS CONTRACT REGARDLESS OF ACTUAL ACREAGE!!**
12. **ADDITIONAL SPECIAL STIPULATIONS:**
 1. If the "Flanders Tract" sells divided, the survey will be conducted by Donaldson Survey of Swainsboro, GA. The buyer will be responsible for survey costs .35 cents per linear foot with common lines split 50/50.
 2. If the "Flanders Tract" sells divided, the overall purchase price may be adjusted up or down according to the acreage after the survey is complete.
 3. If the "Flanders Tract" sells as a whole, the buyer will pay to Donaldson Survey \$4000.00.

PURCHASER_____
Signature: Purchaser_____
Print Purchaser's Name_____
Address_____
City, State, Zip_____
Cell Phone Number_____
Email Address**SELLER**_____
Signature: Seller_____
Print Seller's Name_____
Address_____
City, State, Zip_____
Cell Phone Number_____
Email Address_____
Signature: SOUTH AUCTION AND REALTY

TITLE OPINION LETTER

JERRY N. CADLE, P.C.

ATTORNEY AT LAW
P. O. BOX 68
SWAINSBORO, GA 30401

JERRY N. CADLE
jerry@cadlelawfirm.com

130 S. MAIN ST.
PHONE 478-237-2271
FAX 478-237-4683

July 31, 2018

Rusty Lane
South Auction Group
P.O. Box 134
Swainsboro, GA 30401

RE: Thomas D. Flanders Estate

Dear Rusty,

Per your request we have search the title in connection with the following described property.

TRACT ONE: All that tract or parcel of land lying, situate and being in the 56th G.M. District of Johnson County and the 1748th G.M. District of Emanuel County, Georgia, containing 32.42 acres, designated as Parcel 1, fronting on the Northern side of John R. Flanders Road (County Road #137) as shown on a plat of survey dated June 12, 2018, made by George William Donaldson, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book ____, page ____ and recorded in the Office of Clerk, Johnson Superior Court in Plat Book ____, page ____ to which reference is made as a part of this description. Said property is bounded now or formerly as follows: North by lands of Alpha J. Watson; East by lands of William E. Blizzard; South by John R. Flanders Road (County Road #137); and West by lands of Alpha J. Watson.

Said Tract One is subject to two Overhead Powerline Easements as shown on said plat of survey.

TRACT TWO: All that tract or parcel of land lying, situate and being in the 1748th G.M. District of Emanuel County, Georgia, containing 55.51 acres, designated as Parcel 2, fronting on the Southern side of John R. Flanders Road (County Road #137), on the Western side of U.S. Highway 221, on the Northern side of Alton Lawson Road (County Road #136) and on the Eastern side of John R. Flanders Road (County Road #137) as shown on a plat of survey dated June 12, 2018, made by George William Donaldson, Surveyor, which is recorded in the Office of Clerk, Emanuel Superior Court in Plat Book ____, page ____ to which reference is made as a part of this description. Said property is bounded now or formerly as follows: North by John R. Flanders Road (County Road #137); East by U.S. Highway 221; South by Catherine F. Durden and by Alton Lawson Road (County Road #136); and West by John R. Flanders Road (County Road #137).

Said Tract Two is subject to an Overhead Powerline Easement as shown on said plat of survey.

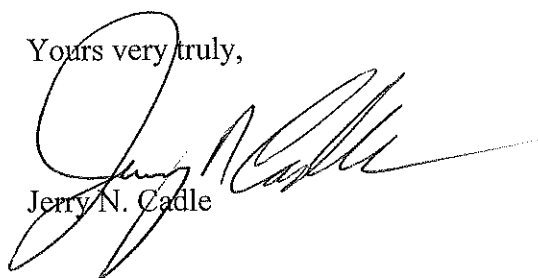
TITLE OPINION LETTER CONTINUED

Said Tracts One and Two are the same as that conveyed by a Warranty Deed dated October 15, 1976 from John R. Flanders to Thomas D. Flanders, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book GS, page 229. LESS AND EXCEPT 1.00 acre, more or less, as shown on a plat of survey dated March 25, 1983, which was recorded in the Office of Clerk, Emanuel Superior Court in Plat Book 11, page 241, which was conveyed by a Warranty Deed dated April 6, 1983 from Thomas D. Flanders to Norman Flanders, which is recorded in the Office of Clerk, Emanuel Superior Court in Deed Book IC, page 390.

Said Tracts One and Two are designated by the 2018 Emanuel County Tax Assessors as Map and Parcel No. 012-005.

Title to this property is vested in Thomas D. Flanders Estate. There are no outstanding liens on this property.

Yours very truly,

A handwritten signature in black ink, appearing to read "Jerry N. Cadle", written over a horizontal line.

Jerry N. Cadle

JNC:cms

ABOUT SOUTH AUCTION & REALTY

We are a full service auction and real estate firm based in Swainsboro, Georgia. We serve clients all across the Southeast.

One day we may be working on a multi-million dollar real estate sale and the next cataloging the contents of a loved one's estate, preparing for an auction. Our staff of professionals are trained to help with any situation. We evaluate every client's needs and determine what tools we have to best accomplish his/her objectives.

If you are looking to liquidate real estate or personal property, we ask that you please give us a call.



Standing Left to Right:
Brent Stephens, Joe Lanier, Tanya Lane,
Rusty Lane, Lisa Peebles, Alex Grovenstein