

UNION COUNTY, GEORGIA
FILED & RECORDED January 20
2010 AT 8:00 A.M.
RECORDED IN BOOK 824 PAGE 222-223
Judith L. Deane
SUPERIOR COURT CLERK

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100, 10TH DISTRICT, 1ST SECTION, UNION COUNTY, GEORGIA, BEING KNOWN AS LOT 1, CONTAINING 1.808 ACRES, LOT 2, CONTAINING 1.821 ACRES AND LOT 3, CONTAINING 1.800 ACRES OF COOSA COVE SUBDIVISION AS SHOWN ON PLAT OF SURVEY ENTITLED "SURVEY FOR MICKEY YOUNGBLOOD" PREPARED BY ROCHESTER & ASSOCIATES, INC., JAMES L. ALEXANDER, R.L.S., DATED MARCH 1, 1996 AND RECORDED IN PLAT BOOK 40, PAGE 148, UNION COUNTY RECORDS WHICH DESCRIPTION ON SAID PLAT IS INCORPORATED HEREIN BY REFERENCE HERETO.

PROPERTY IS CONVEYED SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 290, PAGES 459-460, UNION COUNTY RECORDS.

PROPERTY IS CONVEYED SUBJECT TO EASEMENTS TO BLUE RIDGE MOUNTAIN ELECTRIC MEMBERSHIP CORPORATION AS RECORDED IN DEED BOOK 250, PAGE 34 AND DEED BOOK 135, PAGES 96-97, UNION COUNTY RECORDS.

PROPERTY IS CONVEYED SUBJECT TO MATTERS SHOWN ON PLAT OF SURVEY AS RECORDED IN PLAT BOOK 40, PAGE 48 AS RECORDED IN UNION COUNTY RECORDS INCLUDING BUT NOT LIMITED TO SEPTIC TANK SYSTEM RESTRICTIONS AS STATED THEREON.

PROPERTY CONVEYED SUBJECT TO 50 FOOT BUFFER PROHIBITING CONSTRUCTION OR LAND DISTURBING ACTIVITY WITHIN 50 FEET OF WATER