

LEGEND

- BWF - BARBED WIRE FENCE
- CL - CENTER LINE
- CMP - CORRUGATED METAL PIPE
- DBL/PG - DEED BOOK, PAGE
- EP - EDGE OF PAVEMENT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2"RB)
- LL - LAND LOT
- LLC - LAND LOT CORNER
- LLL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OTP - OPEN TOP PIPE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PL - PROPERTY LINE
- PB,PG - PLAT BOOK, PAGE
- RB - REBAR
- R/W - RIGHT OF WAY
- TBX - TELEPHONE BOX

NOTES:

1. This plat is for the use of Jimmy Kimsey any use by third parties is at their own risk.
2. This property may be subject to easements, Rights of Way or restrictions which may exist and not shown hereon. This plat was prepared without the benefit of a current title report.

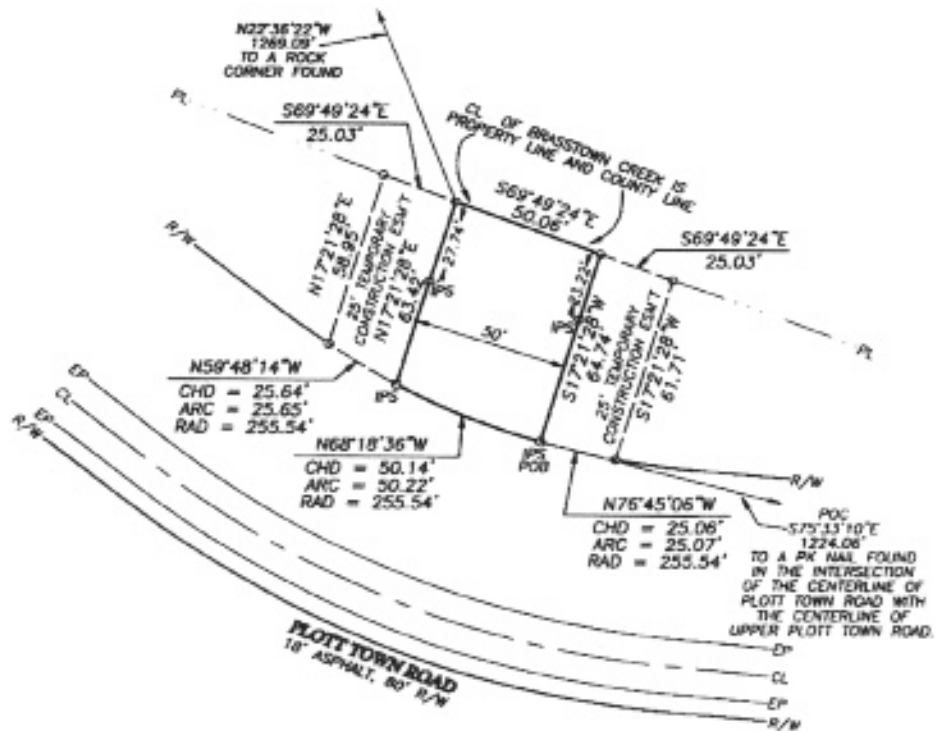
The field data dated 11/6/07, upon which this plat is based has a closure precision of one foot in 58,516 feet and an angular error of 07 seconds per angle and was adjusted using least squares.

This plat has been calculated for closure and is found to be accurate within one foot in 38,512 feet. A Topcon GTS-313 was used for angular and linear measurements.



REFERENCE:

- 1) PLAT PREPARED BY ROCHESTER AND ASSOCIATES, INC., FOR C.D. AND GENELL BURNS, DATED JUNE 7, 1993, RECORDED IN PLAT BOOK 46, PAGE 207, UNION COUNTY, GEORGIA RECORDS.
- 2) PLAT PREPARED BY BLUE RIDGE MOUNTAIN SURVEYING, INC., FOR JIMMY KIMSEY, DATED AUGUST 22, 2007, RECORDED IN PLAT BOOK 57, PAGE 145, AFORESAID RECORDS.



THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

GEORGIA UNION COUNTY
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 11:30 A.M.
NOV 8 2007
RECORDED
IN BOOK 57 PAGE 145
Robert S. Cleveland
Clerk

TOTAL AREA: 0.074 ACRES
(3,245 SQ.FT.)

PLAT OF SURVEY FOR:
JIMMY KIMSEY
LOCATED IN
LAND LOT 207,
17th DISTRICT, 1st SECTION,
UNION COUNTY, GEORGIA



CLEVELAND & COX
LAND SURVEYING, LLC
403 BLUE RIDGE HIGHWAY, SUITE 6, BLAIRSVILLE, GA 30512
OFFICE: (706) 745-7474 FAX: (706) 745-7444

DRAWN BY: GFC

DATE: 11/7/07

PRO:B207135

SCALE: 1"=40'



JOB#B207135.000.00

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UNION COUNTY, GEORGIA
CLERK'S OFFICE SUPERIOR COURT
FILED FOR RECORD AT 10:50 AM
March 7, 2017, RECORD
IN BOOK 1065 PAGE 661

Judy L. O'Leary
Superior Court Clerk

State of Georgia
UNION County

TAX PARCEL ID: 114 013 E
FEBRUARY 2017: 6

TAX DEED

THIS INDENTURE, made this **FEBRUARY 7TH, 2017**, between the **TAX COMMISSIONER AND EX OFFICIO SHERIFF OF UNION COUNTY, AND Cheek, Joshua; Schneider, Bruce; Schaffer, Robert** as GRANTOR(S), and **WENDELL BURTON ABRAMS** as GRANTEE.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **Cheek, Joshua; Schneider, Bruce; Schaffer, Robert**, the Taxpayer and Defendant in Fieri Facias, for unpaid State, County and School taxes for the year(s) **2009-2015**, said Tax Commissioner and Ex Officio Sheriff did levy the within property as property of **Cheek, Joshua; Schneider, Bruce; Schaffer, Robert**, serve notice, and, after the same being duly advertised agreeable to law, expose the said property within the legal hours of sale, at public outcry before the Courthouse door in **UNION County** on **FEBRUARY 7TH, 2017**, offering the whole said lot for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of **\$533.60**, receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell and convey, so far as the Office of Ex Officio Sheriff authorizes him, unto the said GRANTEE, heirs and assigns, said property to wit:

All and only that parcel of land designated as Tax Parcel 114 013 E, lying and being in Land Lot 207 of the 17th Land District, 1st Section, Union County Georgia, containing 0.074 acre, more or less, shown in Plat Book 57, Page 165, described in Deed Book 734, Page 455, the description contained therein being incorporated herein by this reference.

TO HAVE AND TO HOLD the said described premises, together with all the rights, members and appurtenances thereof; and, also, all the estate, right, title, interest, claim or demand of the said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered
in the presence of:

Hawana O'Leary (Seal)
Unofficial Witness

Annifer D. Kerr
Notary Public



Lee Knight (Seal)
Lee Knight
Tax Commissioner and Ex Officio Sheriff of
UNION County, Georgia