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Hall County, GA

Return to:
Justin S. Sheffield
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, GA 30503

EXECUTOR'S DEED OF ASSENT

STATE OF GEORGIA,
COUNTY OF HALL

WHEREAS, VIRGINIA LOTT CLARK (the "Decedent") died a resident of Hall County, Georgia, on the February 3, 2023, leaving a will which has been probated in the Probate Court of said County; and

WHEREAS, at the time of her death, the Decedent and the undersigned held title to the property described on Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, Items Three and Five of the Last Will and Testament of **VIRGINIA LOTT CLARK** dated February 2, 2005, provides that all of the Decedent's personal and real property which she owned at the time of her death be distributed to **CHARLES CURTIS CLARK;** and

WHEREAS, no application for years support has been made with respect to the estate of said decedent, all debts of said estate have been fully paid, and federal estate taxes cannot result in a lien against said property; and

WHEREAS, the undersigned duly qualified as Executor of the Estate of the said **VIRGINIA LOTT CLARK** and is now administering the estate under terms of said Will;

NOW, THEREFORE, the undersigned, as Executor of the Estate of the said **VIRGINIA LOTT CLARK**, hereby assents to the devise of said property under the terms of said Will, so that full fee simple title thereto is vested in **CHARLES CURTIS CLARK** as provided in said Will.

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WITNESS my hand and seal, this 17th day of October, 2024.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: 01/03/2025
(NOTARY SEAL)

KIMBERLY L. ONYSKIW NOTARY PUBLIC COMMISSION EXPIRES Jan. 3, 2025 HALL COUNTY, GA

BETSY C. TURNER, as Executor of the
Estate of Virginia Lott Clark,
Grantor

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EXHIBIT A

PARCEL 1:

All that tract or parcel of land lying and being in Flowery Branch District of Hall County, Georgia, and more fully described as follows: BEGINNING at the intersection of the northwest side of the right of way of Union Road with the northeast side of the right of way of Spouts Springs Road; thence north 37° 04' west 635.82 feet along the northeast side of the right of way of Spouts Spring Road to an iron pin; thence north 53° 30' east 138 feet to an iron pin; thence north 43° 29' 12" east 781.78 feet to an iron pin; thence north 35° west 286.62 feet to an iron pin; thence north 51° 44' east 1063.14 feet to an iron pin; thence south 53° 32' 34" east 512.8 feet to an iron pin; thence south 50° 35' 47" east 89.93 feet to an iron pin; thence south 36° 31' 15" east 103.94 feet to an iron pin; thence south 27° 54' 10" east 113.94 feet to an iron pin; thence south 19° 10' 35" east 268.25 feet to an iron pin; thence along the northwest side of the right of way of Union Road generally as follows:south 59° 19' 25" west 215.83 feet and south 57° 59' 25" west 422.55 feet and south 58° 11' west 384.46 feet and south 57° 18' 58" west 142.37 feet and south 54° 09' 13" west 135.60 feet and south 53° 03' 35" west 148.28 feet and south 49° 16' west 101.14 feet and south 43° 42' west 100.70 feet and south 38° 40' 58" west 109.32 feet and south 37° 34' 15" west 308.03 feet to the beginning corner, containing 39.09 acres, more or less.

The property hereby conveyed includes the property covered by the deed between the parteis hereto dated December 31, 1973, and recorded in Book 533, page 502-503, Hall County deed records.

This being the same property that was conveyed to Virginia Lott Clark by that certain Warranty Deed recorded in Deed Book 746, page 205, Hall County, Georgia Deed Records.

PARCEL 2:

All that 0.88 acre tract or parcel of land lying and being in the Flowery Branch (GMD 1270) District of Hall County, Georgia and being Tract "C" as shown on a Plat by Patton & Patton, Inc., Georgia Registered Land Surveyor dated November 25, 1994 entitled "Survey For The Estate of T. Dean Lott".

BEGINNING at an iron pin located on the Eastern right of way of Spout Springs Road (80 foot right of way), said iron pin being located South 33° 14' 16" East 384.72 feet as measured along the Eastern right of way of Spout Springs Road from the Southeast corner of a 72.46 acre tract of land owned by T. Dean Lott (which is Tract II above);
thence leaving the Eastern right of way of Spout Springs Road North 74° 03' 20" East 247.24 feet to an iron pin;
thence South 30° 55' 39" East 115.64 feet to an iron pin;
thence South 47° 17' 20" West 95.65 feet to an iron pin;
thence South 57° 21' 34" West 137.62 feet to an iron pin on the Eastern right of way of Spout Springs Road;
thence North 33° 04' 49" West 203.35 feet along the Eastern right of way of Spout Springs Road to the POINT OF BEGINNING.

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