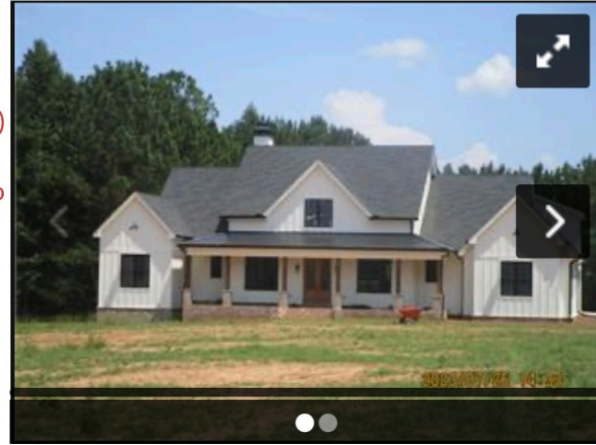


Summary

Parcel Number 062 014 B
Location Address 1400 PONDER PINES RD
Legal Description TRACT 2 - 62.30
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District UNINCORPORATED (District 01)
Millage Rate 23.501
Acres 63.2
Homestead Exemption Yes (S1)
Landlot/District 111 / 4



[View Map](#)

Owner

NORTH TOBY M &
 SHELBY NORTH & MANDY M
 NORTH
 1400 PONDER PINES RD
 MADISON, GA 30650

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	1	5.76
RUR	Open Land	Rural	2	14.24
RUR	Open Land	Rural	3	3.84
RUR	Open Land	Rural	4	1.71
RUR	Woodlands	Rural	1	11.96
RUR	Woodlands	Rural	4	17.7
RUR	Powerline	Rural	2	5.99
RUR	A-D Small Tract	Rural	1	2

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	17.68
CUV	Agland 93	5	3.43
CUV	Agland 93	6	8.43
CUV	Agland 93	1	12.07
CUV	Timberland 93	7	15.64
CUV	Timberland 93	1	2.76
CUV	Timberland 93	2	1.19

Official Tax Matter - 2024 Tax Year

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

Annual Assessment Notice Date: 5/10/2024

Last date to file a written appeal: 6/24/2024

***** THIS IS NOT A TAX BILL - DO NOT SEND PAYMENT *****

County property records are available online at: www.qpublic/ga/morgan

15452627-4488-1 1 1 *****AUTO**5-DIGIT 30650



**NORTH TOBY M &
 SHELBY NORTH & MANDY M NORTH**
 1400 PONDER PINES RD
 MADISON GA 30650-5574

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** If you wish to file an appeal, you must do so in writing no later than 45 days after the date of this notice. If you do not file an appeal by this date, your right to file an appeal will be lost. Appeal forms which may be used are available at <http://dor.georgia.gov/documents/property-tax-appeal-assessment-form>.

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued, in excess of \$500,000)

All documents and records used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at P. O. Box 1297 or 150 E. Washington St Suite 130 Madison, GA 30650 and which may be contacted by telephone at: (706) 342-0551. **Your staff contacts are Robert Bailey and Justin Brandt.**

Additional information on the appeal process may be obtained at <http://dor.georgia.gov/property-tax-real-and-personal-property>

Account Number	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
7844	062 014 B	63.20	01	2024	Yes-S1
Property Description	TRACT 2 - 62.30				
Property Address	1400 PONDER PINES RD				
	Taxpayer Returned Value	Previous Year Fair Market Value	Current Year Fair Market Value	Current Year Other Value	
100% Appraised Value	0	366,313	700,306	42,649	
40% Assessed Value	0	146,525	280,122	17,060	
Reasons for Assessment Notice					
CONSERVATION USE ASSESSMENT APPROVED; STRUCTURE CHARACTERISTICS UPDATED; STRUCTURE 100% COMPLETE JANUARY 1;					

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's millage rate and the fair market value contained in this notice. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions.

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County M & O	67,614	2,000	210,508	9.990000	2,102.97
School M & O	67,614	2,000	210,508	13.511000	2,844.17
				Total Estimated Tax	\$4947.14

Return Recorded Document to:
Southeast Closing Services, LLC
3220 Pointe Parkway, Suite 500
Norcross, GA 30092
File #: 0143-23
Map/Parcel ID #: 062 014 B

eFiled & eRecorded
DATE: 8/22/2023
TIME: 10:18 AM
DEED BOOK: 00718
PAGE: 00212 - 00214
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2110436545
CLERK: JODY M. HIGDON
Morgan County, GA
PT61: 104-2023-000845
NOTE: R#193701 PP

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF *Gwinnett*

THIS INDENTURE, made the *26th* day of *July*, 2023, between **TOBY M. NORTH and SHELBY NORTH**, of the County of *Maricopa*, State of *Georgia*, as party or parties of the first part, hereinafter called Grantor, and **MANDY M. NORTH and TOBY M. NORTH and SHELBY NORTH**, as *joint tenants with full rights of survivorship* and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of **TEN AND 00/100THS DOLLARS (\$10.00)** and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title and interest claim or demand which the Grantor has or may have had in and to the following described property, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Map/Parcel ID #: 062 014 B

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor nor any other person or persons claiming under Grantor shall at any time, or by any means or ways, have, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances, or any rights thereof.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of the undersigned this 26th day of July 2023.

[Signature]
Unofficial Witness [Signature]

Notary Public
My commission expires: 11/8/24
Affix notary seal

[Signature] (SEAL)
TOBY M. NORTH

[Signature] (SEAL)
SHELBY NORTH



EXHIBIT "A"

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ANY IMPROVEMENTS LOCATED THEREON, SITUATE, LYING AND BEING LOCATED WITHIN PORTIONS OF LAND LOTS 110, 111 AND 112 OF THE 4TH LAND DISTRICT, SHEPHERD (285TH) DISTRICT, G.M., MORGAN COUNTY, GEORGIA, AND IN A PORTION OF LAND LOT 94 OF THE 4TH LAND DISTRICT, THOMPkins (309TH) DISTRICT, G.M., PUTNAM COUNTY, GEORGIA, CONTAINING SIXTY THREE AND 20/100THS (63.20) ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN PLAT OF SURVEY PREPARED BY ROBERT V. BALDWIN, R.L.S., DATED SEPTEMBER 14, 2021, OF RECORD IN PLAT BOOK 49, AT PAGE 134, CLERK'S OFFICE, MORGAN COUNTY SUPERIOR COURT, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TOGETHER WITH A 30' WIDE PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, BOTH PEDESTRIAN AND VEHICULAR, OVER AND ACROSS OTHER LANDS OF ELIZABETH WARNER CROSS, AS DESCRIBED IN THE AFORESAID PLAT OF SURVEY. SAID INGRESS AND EGRESS EASEMENT SHALL RUN WITH THE LAND.

GRANTOR HEREIN RESERVES UNTO HERSELF, FOR AND DURING THE NATURAL LIFE OF THE GRANTOR AND FOR ONLY SO LONG AS GRANTOR SHALL LIVE, THE POSSESSION, USE AND BENEFIT OF 2.31 ACRES OF THE REAL PROPERTY DESCRIBED ABOVE, SHOWN AS "PORTION OF TRACT 2" ON THE AFORESAID PLAT OF SURVEY, SOLELY FOR THE PURPOSE OF GRAZING HORSES. GRANTEE WILL PAY THE BUILDING AND LABOR COST OF RE-LOCATING THE FENCING TO ENCLOSE THE GRAZING AREA ALONG THE DRIVEWAY AS DESCRIBED HEREIN AND TO FENCE THE CROSS PORTION AT THE REAR OF SAID PARCEL. GRANTOR SHALL PAY FOR ANY REPLACEMENT POSTS OR POLES REQUIRED FOR THE FENCING ALONG THE DRIVEWAY.

LESS AND EXCEPT:

THAT CERTAIN PORTION OF LAND NOTED AS "PORTION OF TRACT 2, LIFE ESTATE OF ELIZABETH WARNER CROSS, 2.31 ACRES" BEING MORE FULLY DESCRIBED ON THE PLAT OF SURVEY PREPARED BY ROBERT V. BALDWIN, R.L.S., DATED SEPTEMBER 14, 2021, OF RECORD IN PLAT BOOK 49, AT PAGE 134, MORGAN COUNTY CLERK'S OFFICE, AND REFLECTED ON THAT CERTAIN LIMITED WARRANTY DEED CONVEYING THE PROPERTY FROM ELIZABETH WARNER CROSS TO TOBY M. NORTH, SHELBY NORTH AND MANDY M. NORTH, DATED 09/17/2021, RECORDED 09/21/2021, DEED BOOK 680, PAGE 375, MORGAN COUNTY, GEORGIA RECORDS AND RECORDED 09/20/2021, DEED BOOK 1055, PAGE 689, PUTNAM COUNTY, GEORGIA RECORDS.

eFiled & eRecorded
DATE: 8/22/2023
TIME: 10:48 AM
DEED BOOK: 00718
PAGE: 00215 - 00216
RECORDING FEES: \$25.00
TRANSFER TAX: \$54.00
PARTICIPANT ID: 3762125793
CLERK: JODY M. HIGDON
Morgan County, GA
PT61: 104-2023-000843
NOTE: R#193702 PP

STATE OF GEORGIA
COUNTY OF MORGAN

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:
RUSSELL W. WALL
LAW OFFICE OF RUSSELL W. WALL, LLC
122 NORTH MAIN STREET, SUITE B
GREENSBORO, GEORGIA 30642
(706) 453-0089
FILE NO.: 23-07073 Parkes

LIMITED WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE is made and entered into as of the 17th day of August, 2023, by and between Shafik Ladha, Grantor, and Steven R. Parkes and Lorrie A. Parkes, Grantees.

WITNESSETH

That the said Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantees the following described property:

All that tract or parcel of land lying and being in Land Lots 302 and 303, 4th Land District, located in the 278th G.M.D. of Morgan County, Georgia, and being Lot Twenty-Eight (28), containing 1.65 acres, more or less, of Sailview Subdivision as shown on a plat of survey ("Plat") by John A. McGill, P.C. Land Surveying, RS #2858 dated 11/22/13 and being recorded in Plat Book 44, Pages 32-46, Morgan County, Georgia records, which description is incorporated herein by reference and made a part hereof.

For Information Only:

Prior Deed Reference: Deed Book 525, Page 450, said records.
Tax Map / Parcel I.D. No. 065C 028
Address: 1360 Sailview Dr., Buckhead, GA 30625

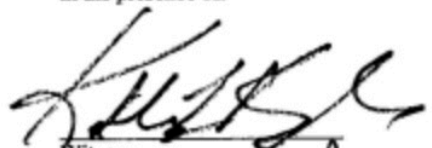
Grantees herein intend and do hereby agree to own and hold the above described property as joint tenants, for and during their joint lives, with full, unrestricted right of survivorship, and upon death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, in fee simple pursuant to O.C.G.A. Section 44-6-190.

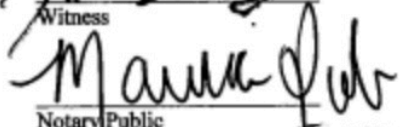
TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Grantees, their heirs, successors and assigns, in Fee Simple.

And the said Grantor warrants and will forever defend the right and title to the said property conveyed hereby unto the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through, and under Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand, affixed her seal and delivered these presents on the day and year first written above.

Signed, sealed and delivered
in the presence of:



Witness


Notary Public



Shafik Ladha (Seal)

