

Summary

Parcel Number	030001011E
Location Address	3395 SW ROWAN RD
Legal Description	LL175 LD11 W/SIDE ROWAN RD (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.)
Zoning	AR
Tax District	COUNTY (District 01)
Millage Rate	18.69
Acres	10
Homestead Exemption	Yes (L1)
Landlot/District	175 / 11
Water	Well
Sewer	Septic Tank
Electric	Electricity
Gas	No Gas
Topography	Rolling
Drainage	Good
Road Class	County
Parcel Road Access	Unpaved



[View Map](#)

Owner

NORTH MANDY MITCHELL

3395 ROWAN RD SW
CONYERS, GA 30094

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	6	1.9
RUR	Woodlands	Rural	3	0.5
RUR	Woodlands	Rural	6	2.61
RUR	Woodlands	Rural	7	1.04
RUR	Woodlands	Rural	8	2.95
RUR	Homesites	Rural	4	1

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	6	1.9
CUV	Timberland 93	3	0.5
CUV	Timberland 93	6	2.61
CUV	Timberland 93	7	1.04
CUV	Timberland 93	8	2.95

Residential Improvement Information

Style	One Family
Heated Square Feet	2676
Interior Walls	Sheetrock
Exterior Walls	Masonry (brick)

Rockdale County Board of Assessors
 P O BOX 562
 CONYERS GA 30012
 (770)278-7676

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: 4/19/2024

Last date to file a written appeal: 6/3/2024

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

County property records are available online at:
<https://qpublic.schneidercorp.com>

NORTH MANDY MITCHELL
 3395 ROWAN RD SW
 CONYERS GA 30094

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 562 CONYERS, GA 30012 and which may be contacted by telephone at: (770) 278-7676. **Your staff contacts are Leshane Hill and Lynn Cumbie.**

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

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FILED IN OFFICE
CLERK SUPERIOR CT.
ROCKDALE CO., GA.

02 JAN - 8 AM 11: 29

AFTER RECORDING RETURN TO:
MORRIS & SCHNEIDER, P.C.
2781 WINDY RIDGE PKWY.
ATLANTA, GA 30339
(770) 953-6106James P. Caldwell CLERK
02-000405

D1Y1544C

BOOK 2209 PAGE 30

John C. Leggett, P.C.
970 Milstead Avenue
Conyers, GA 30012Rockdale County, Georgia
Real Estate Tax Assessor/TaxPaid \$ 0 DivorceDate Jan. 8, 2002Synda Moss

Clerk of Superior Court

Rep.

STATE OF GEORGIA
COUNTY OF ROCKDALEQUITCLAIM DEED

THIS INDENTURE, made this the 9 day of ^{May} ~~April~~, 2001, between Micheal Adam North, of the County of Rockdale, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Mandy Mitchell North, of the County of Rockdale, State of Georgia, 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 one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee, all that tract or parcel of land lying and being in the 11th District of Rockdale County, Georgia, in Land Lot 175, and being more fully and particularly described as follows:

All that tract or parcel of land lying in land lot 175 of the 11th District, Rockdale County, Georgia, and being shown as Tract 2, containing 10.00 acres, on Plat of Survey prepared for Robert L. Thomas by Robert M. Buhler, GA. RLS dated April 26, 1983, and recorded at Plat Book P, page 81, Rockdale County, GA records, which plat is by reference incorporated herein and made a part thereof.

Said property being improved property in Rockdale County, Conyers, Georgia, known as 3395 Rowan Road, Conyers, Georgia 30094.

Plat of same is recorded in Plat Book P, page 81, of the Rockdale County, Georgia Superior Court records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor nay person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

Michael Adam North (SEAL)
Michael Adam North, Grantor
May 9, 2001



Jeanette Phea
WITNESS

Roxane Cook
NOTARY PUBLIC, STATE OF GEORGIA
May 9, 2001
NOTARY PUBLIC, DOUGLAS COUNTY, GEORGIA
My Commission Expires June 8, 2001

N.P. SEAL

GEORGIA INTANGIBLE TAX PAID

Return To:

\$ 514.50
 Jan. 8 2002
 Linda Moss
 CLERK OF SUPERIOR COURT
 ROCKDALE COUNTY

FILED IN OFFICE
CLERK SUPERIOR CT.
ROCKDALE CO., GA.

02 JAN -8 AM 11:29

James G. Caldwell CLERK
 02-000405

Prepared By:

Latanya Hopkins D141544C

Ret.

AFTER RECORDING RETURN TO:
 MORRIS & SCHNEIDER, P.C.
 2781 WINDY RIDGE PKWY.
 ATLANTA, GA 30339
 (770) 953-6106

[Space Above This Line For Recording Data]

SECURITY DEED

MIN 1000321-0000007342-7

LNN# 1141510556

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated December 17, 2001 together with all Riders to this document.
 (B) "Borrower" is RANDY M. NORTH

Borrower is the grantor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the grantee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

GEORGIA- Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3011 1/01

LNN# -6A(GA) 100051

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Initial

VMP MORTGAGE FORMS - (000)521-7201



(D) "Lender" is PINE STATE MORTGAGE CORPORATION

Lender is a A GEORGIA CORPORATION
organized and existing under the laws of GEORGIA
Lender's address is 6065 ROSWELL ROAD, SUITE 120, ATLANTA, GA 30328

(E) "Note" means the promissory note signed by Borrower and dated December 17, 2001
The Note states that Borrower owes Lender One Hundred Seventy One Thousand Five
Hundred and no/100 Dollars
(U.S. \$ 171,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic
Payments and to pay the debt in full not later than January 1, 2032

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the
Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges
due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following
Riders are to be executed by Borrower (check box as applicable):

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input checked="" type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input checked="" type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input checked="" type="checkbox"/> Other(s) [specify]
<i>Waiver of Borrower's Rights
and Closing Attorney's Affidavit</i> |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other
charges that are imposed on Borrower or the Property by a condominium association, homeowners
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit
or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse
transfers.

(L) "Escrow Items" means those items that are described in Section 3.

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid
by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the
Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the
value and/or condition of the Property.

(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on,
the Loan.

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its
implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to
time, or any additional or successor legislation or regulation that governs the same subject matter. As used

Initials: *[Signature]*

in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS, with power of sale, the following described property located in the

[Type of Recording Jurisdiction]

Newton^{of}

[Name of Recording Jurisdiction]

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 175 OF THE 11TH DISTRICT ROCKDALE COUNTY, GEORGIA AND BEING SHOWN AS TRACT 2 CONTAINING 10.00 ACRES ON PLAT OF SURVEY PREPARED FOR ROBERT L. THOMAS, DATED APRIL 26, 1983 BY ROBERT M. BUHLER GA RLS DATED APRIL 26, 1983 AND RECORDED IN PLAT BOOK P, PAGE 81, ROCKDALE COUNTY, GEORGIA RECORDS WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

Parcel ID Number:
3395 ROWAN ROAD
CONYERS
("Property Address"):

30-0-1-11E

which currently has the address of

[Street]
[City] , Georgia 30094 [Zip Code]

TO HAVE AND TO HOLD this property unto MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, forever, together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.