



# 269 MAGNOLIA STREET LEGAL DESCRIPTION

## EXHIBIT \_\_\_\_\_

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in Athens-Clarke County, Georgia, and being a portion of Lot No. 17 of Block B of the subdivision of property formerly belonging to W.T. Ray, W.D. Beacham, and R.B. Well, and being more particularly described according to a plat of survey made by W.N. Danner, Jr. and W.E. Hudson, Surveyors, in November 1948, as recorded in Plat Book 4, page 66 (said subdivision being known as Woodlawn Subdivision), in the Office of the Clerk of Superior Court of Athens-Clarke County, Georgia, which said plat and the record thereof are hereby particularly and specifically made a part hereof by reference thereto. Subject property being more particularly described as follows:

**BEGINNING** at an iron pin on the east side of Magnolia Street, said iron pin being 215.6 feet north of the northeast corner of the intersection of Magnolia Street and Henderson Avenue Extension; running thence along the east side of Magnolia Street north 16 degrees 27 minutes west 50 feet to an iron pin; running thence north 73 degrees 33 minutes east 248.5 feet to an iron pin; running thence south 7 degrees 47 minutes east 50.6 feet to an iron pin; running thence south 73 degrees 33 minutes west 240.9 feet to the beginning point and iron pin; the said tract of land hereby conveyed is designated as Lot 19 of Block B according to a plat made by J.C. Wells, Surveyor, on July 21, 1950, entitled "Resubdivision of Lot 17, Block B," recorded in Plat Book 4, page 170, said records; being the same property conveyed by deed recorded in Deed Book 3314, pg.

69; aforesaid records.

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**For Informational Purposes Only:**

**Situs Address:** 269 Magnolia Street; Athens GA 30606

**Map/Parcel#:** 122C4 B014

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BUYER'S INITIALS

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SELLER'S INITIALS