

## Legal Description, EXHIBIT "A"

Property known as 1851 Washington Rd, Lexington, GA  
**Hart County Tax Parcel ID: Portion of C41 078**  
**Deed Book and Page: 984 218**  
Approximately 24.3 acres, Zoned A5 per Tax Assessor

Book 984 Page 218    ← → - +    Fit Width (137%)    ↻ 🖨

FILED IN OFFICE  
HART SUPERIOR COURT  
2022 AUG -8 AM 10:00  
*Frankie H. Gray*  
FRANKIE H. GRAY, CLERK

RECORDED  
Book 984 Page 218-219  
Date 8-8-2022  
Frankie Gray, Clerk

After Recording Return To:  
The Gordon Law Firm,  
Attorneys at Law, LLC  
Post Office Box 870  
Hartwell, GA 30643

Hart County, Georgia  
Real Estate Transfer Tax  
Paid: 0  
Date: 8-8-2022  
PT 61#073: 2022-001277  
Frankie Gray, Clerk

Recording Index: Grantor - Estate of Carol L. Berardesco  
Grantee - Joseph P. Berardesco, III

No title examination performed and no title certification given by the preparer of this instrument.

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STATE OF GEORGIA  
COUNTY OF HART

**ASSENT TO DEVISE**

WHEREAS, Carol L. Berardesco, died a resident of Hart County, Georgia, on the 3rd day of January, 2021, leaving a Will which has been probated in solemn form in the Hart County Probate Court on the 10th day of September, 2021 (Estate No. 21ES166); and

WHEREAS, under Article Two, Section 201 and 202 and Article Four of said Will the following described property was devised to JOSEPH P. BERARDESCO, III:

**Portion of** All that tract or parcel of land in the 1117<sup>th</sup> district G.M., of Hart County Georgia, containing 36.03 acres, more or less, and being more particularly described in a plat of survey prepared by Dean Harry Teasley, Registered Land Surveyor and recorded in Plat Book 7322, at Page 159 in the Office of the Clerk of the Superior Court of Hart County, Georgia. Said plat and the recordation thereof are expressly by reference incorporated into and made a part of this description as if fully set forth herein.

This is the same property conveyed in that certain Assent to Devise from the Estate of Joseph P. Berardesco, Jr. to the Estate of Carol L. Berardesco dated August 1, 2022, recorded in Deed Book 984, at Page 216, in the Office of the Clerk of the Superior Court of Hart County, Georgia. Said deed and the recordation thereof are expressly by reference incorporated into and made a part of this description as if fully set forth herein.

WHEREAS, the undersigned duly qualified as Executor of the Estate of the said Carol L. Berardesco, is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate, including Federal Taxes, have been fully paid.

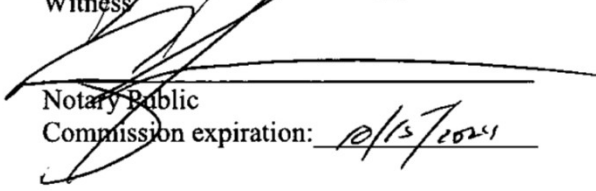
NOW, THEREFORE, the undersigned, as Executor of the Will of the said Carol L. Berardesco hereby assents to the devise of said property under the terms of said Will, so that title thereto is vested in the said Joseph P. Berardesco, III, as provided in said Will.

WITNESS my hand and seal, this the 15<sup>th</sup> day of August, 2022.

Signed, sealed and delivered in the presence of:



Witness

  
Notary Public  
Commission expiration: 10/15/2024

 (SEAL)

**Joseph P. Berardesco, III**, Executor of the Last Will and Testament of Carol L. Berardesco, deceased



Buyer's initials: \_\_\_\_\_

Seller's initials: JI \_\_\_\_\_