

Legal Description, EXHIBIT " A "

Property known as 00 Ellington Rd, Oxford, GA 30054
Newton County Tax Parcel ID: 0057000000005000
Deed Book and Page: 1135 97
Approximately 37.46 acres, Zoned AR2 per Tax Assessor

All that tract or parcel of land lying and being in Land Lot 413, 9th Land District, 1249th Militia District, Newton County, Georgia, and described as follows: BEGINNING at a point in the center of Ellington Road 1567.9 feet from the property line of land now or formerly of Mrs. Collie Bostwick, as measured in an easterly direction along the center line of said road, said point being marked with an iron pin set 32.0 feet from center line of said road; thence N 89° 31' E 86.0 feet, thence N 89° 31' E 153.4 feet, thence N 75° 40' E 465.2 feet along the center line of Ellington Road to a point marked by an iron pin set 25 feet from center line of said road; thence S 51° 58' E 985.9 feet to center of Johnson Road, said point marked with an iron pin set 25 ft. from center line of said road; thence S 2° 18' W 243.1 feet, thence S 1° 27' E 422.9 feet to a corner marked with an iron pin set 18 ft. from center line of said road; thence S 89° 40' W 18.0 feet; thence S 89° 40' W 1763.2 feet to fence post marking a corner on the western line of said Land Lot 413; thence N 15° 00' E 1208.2 feet to the center of Ellington Road and the point of beginning. This being "Tract No. 4 of Survey of A.S.J. Ellington Estate" by R. G. Sadler, Reg. Sur., made Jan. 1969, and specific reference is hereby made to plat of same recorded in Plat Book 23, page 275, Newton County, Ga., Records, for a full and complete description of the tract conveyed.

Being the same property as conveyed from J. H. Ellington, *et al.* to Mildred Frances E. Ficquett by warranty deed dated February 3, 1969, and recorded in Deed Book 128, at page 230, public records of Newton County, Georgia.

LESS AND EXCEPT 3.0593 acres thereof conveyed from Mildred Frances E. Ficquett to Virgil Lee Ficquett and Frances Ellington Ficquett by warranty deed dated February 10, 1990, and recorded in Deed Book 360, at page 553, public records of Newton County, Georgia.

Buyer's initials: _____

Seller's initials: _____

CKL

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