

PROJECT NO.: 18-027 Comp4

P.I. NO.: N/A

TRACT NO.: 33

DeKalb County, Georgia
Watershed Management
180 Sams St. Suite B 3200
Decatur, GA 30030

IRS REPORTING INFORMATION

1. Address and/or legal description of conveyed property:

Tax Parcel ID: 15 244 02 001

Parcel: 33

2. Residential Property (1 to 4 units): Yes _____ No x _____

3. Contract Sales Price (Gross Proceeds): \$26,100.00

4. TAXPAYER IDENTIFICATION NUMBER and Division of Interest:

<u>Seller(s) Name</u>	<u>SSN/Tax ID Number</u>	<u>Division of Interest</u>
DeKalb County School District	58-6000227	100%

5. Correct Mailing Address of Seller(s):

1701 Mountain Industrial Blvd.
Stone Mountain, GA 30083

6. ALLOCATION OF THE GROSS PROCEEDS: 100%

See Attached Review Appraiser Report

The undersigned acknowledge(s) that the Internal Revenue Service requires the above transaction to be reported and requires an accurate disclosure of the above information. The undersigned warrant(s) that the above information is true and correct and acknowledge(s) that the above information will be submitted to the Internal Revenue Service with other information required by the Internal Revenue Service concerning the sale of the above property this date. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

DeKalb County School District

_____, 2026
Date of Closing

By: _____

Print Name: _____

Title: _____

PROJECT NO. 18-027 Comp 4
TRACT NO. 33

PROPERTY OWNER'S AFFIDAVIT

GEORGIA, DEKALB COUNTY

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, **DEKALB COUNTY BOARD OF EDUCATION**, who after being duly sworn, deposes and says upon oath to the best of the undersigned's knowledge and belief:

That affiants are the owners, in *fee simple* of the land and improvements shown on Exhibit "A" hereto.

Further, the improvements situated on said real estate are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said lands nor has any interest in same been sold or conveyed or any change made in the improvements thereon since said lands were inspected as aforesaid.

Further, the owner or owners named above is in indisputable possession of said described lands and knows of no one claiming under any unrecorded bond for title of any nature of claiming any interest in said lands whatsoever; except as may be set out below:

Further, that there are no leases, either recorded of record, unrecorded, or otherwise, currently in effect or terminated in contemplation of the acquisition or purchase by the **DeKalb County Department of Watershed Management Department** (hereinafter "Department") of the real estate shown on Attachment "A" hereto.

Further, that there are no suits, judgments, bankruptcies or executions pending against the owner or owners named above in any court relating to the subject property or which could in any way affect the title to said lands or constitute a lien thereon, and that the owner or owners named above is not surety on the bond of any county or county official or any other bond that through default of the principal therein a lien would be created superior to the deed mentioned above, nor are there any loan deeds, trust deeds, mortgages, or liens of any nature whatsoever unsatisfied against said lands except as set out below: N/A

Further, that there are no unpaid bills of any nature either for labor or materials or for architects', surveyors', or other services rendered or used on the improvement of said real estate, except as set out below, which constitute or might constitute any lien upon said real estate.

The owner or owners named above for (his/its) part acknowledges that this Affidavit is made and given to the Department in connection with and for purposes of inducing the Department in its acquisition or purchase of the real estate shown on Exhibit "A" thereto and, further, agrees to indemnify and hold harmless the Department from any and all claims for compensation or benefits made by any party or individual claiming through or under any interest in the property or business now or formerly situated or operating on said property, against the Department other than as may be set forth herein below.

Dekalb County Board of Education

This _____ day of _____, 2026

By: _____

Print Name: _____

Title: _____

Notary Public
Exceptions: N/A

SETTLEMENT & DISBURSEMENT STATEMENT

PROJECT: 18-027 Comp 4

DEKALB COUNTY, GEORGIA

OWNER: DEKALB COUNTY BOARD OF EDUCATION

TRACT NO.: 33

<u>Credit to Purchaser</u>		<u>Due to Seller</u>
1. Purchase Price		\$26,100.00
2. Earnest Money Paid	N/A	
3. Pro-rated Items:	N/A	
(a) City taxes for year	N/A	
(b) County & State taxes	N/A	
4. Miscellaneous Items		
TOTALS:		\$26,100.00

READ AND APPROVED THIS _____ DAY OF _____, 2026.

DEKALB COUNTY BOARD OF EDUCATION

By: _____

Print Name: _____

Title: _____

SELLER(S)

ALL DOCUMENTS OF CLOSING, INCLUDING OPTION TO BUY, SHALL SURVIVE
SAME AND REMAIN ENFORCEABLE.

Parcel ID 15 244 02 001

Prepared by and Return to:

Atlas Technical Consultants LLC

2540 Commerce Avenue, Suite 100

Duluth, GA 30096

PERMANENT SEWER EASEMENT

DEKALB COUNTY, GEORGIA

THIS INDENTURE, made this _____ day of _____, 2026, between **DEKALB COUNTY BOARD OF EDUCATION**, hereinafter referred to as party of the first part, and **DEKALB COUNTY**, a political subdivision of the State of Georgia, hereinafter referred to as the party of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a **Permanent Sewer Easement**, for the purpose of locating, constructing, installing additional lines, maintaining, repairing, replacing and relocating within same **sanitary sewer lines**, said easement being that property located in Land Lot 244 of the 15th Land District, being described by the Tax Parcel No. 15 244 02 001 of DeKalb County, Georgia, and being shown as **Permanent Sewer Easement**, consisting of 0.137 acres (5,962.00 square feet), on the **Easement Plat for Project 18-027 Comp 4 Fernbank CSX Relocation**, prepared by Accura, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **October 29, 2025**, a copy of which is attached hereto as Exhibit "A" and being incorporated herein by this reference. The said Exhibit "A" shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to the said easement for the purposes previously stated.

The party of the first part does hereby covenant with party of the second part that it is the owner of record and is lawfully seized and possessed of the property above described and has a good and lawful right to convey said property, or any part thereof, and is free from all encumbrances, and that it will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.

The party of the first part hereby warrants and will defend that Grantor has the right to sell and convey said interest in land and bind herself, her heirs, executors and administrators forever against the claims of all persons whomsoever.

The party of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easement described herein.

The party of the first part does hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of the party of the second part.

The party of the first part also covenants that no changes will be made to the surface within or adjoining the easement that would create a condition whereby standing water would accumulate upon, over or across the easement area without the prior permission of the party of the second part.

TO HAVE AND TO HOLD, the said easement unto the party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

DEKALB COUNTY BOARD OF EDUCATION

By: _____ (Seal)

Unofficial Witness

Print Name: _____

Title: _____

Notary Public, State of Georgia

Parcel ID 15 244 02 001

Prepared by and Return to:

Atlas Technical Consultants LLC

2450 Commerce Avenue, Suite 100

Duluth, GA 30096

TEMPORARY CONSTRUCTION EASEMENT

DEKALB COUNTY, GEORGIA

THIS INDENTURE made this ____ day of _____, 2026, between **DEKALB COUNTY BOARD OF EDUCATION**, referred to as party of the first part, and **DEKALB COUNTY**, a political subdivision of the State of Georgia, hereinafter referred to as the party of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, a **Temporary Construction Easement**, for the purpose of locating, constructing, installing additional lines, maintaining, repairing, replacing and relocating within same **sanitary sewer lines**, said easement being that property located in Land Lot **244** of the **15th** Land District, being described by the Tax Parcel No. **15 244 02 001** of DeKalb County, Georgia, and being shown as **Temporary Construction Easement**, consisting of **0.074 acres (3,240.00 square feet)**, on the **Easement Plat for Project 18-027 Comp 4 Fernbank CSX Relocation** prepared by Accura, for the DeKalb County Department of Watershed Management, consisting of a drawing dated **October 29, 2025**, a copy of which is attached hereto as Exhibit "A" and being incorporated herein by this reference. The said Exhibit "A" shall be considered the legally controlling description of this conveyance. The party of the second part shall have access to the said easement for the purposes previously stated.

The party of the first part does hereby covenant with party of the second part that it is the owner of record and is lawfully seized and possessed of the property above described, and has a good and lawful right to convey said property, or any part thereof, and is free from all encumbrances, and that it will forever warrant and defend title thereto against the lawful claims of all persons whomsoever.

The party of the first part further covenants that no buildings or permanent structures will be constructed upon, over or across the easement described herein.

The party of the first part does hereby further covenant that the grade or amount of dirt upon, over and across the easement will not be altered without the prior permission of the party of the second part.

The party of the first part also covenants that no changes will be made to the surface within or adjoining the easement that would create a condition whereby standing water would accumulate upon, over or across the easement area without the prior permission of the party of the second part.

NOTE: *The party of the second part agrees that this temporary construction easement will terminate and be no further force and effect upon completion of the construction and installation of the sanitary sewer lines on the property of the party of the first part as contemplated by Project 18-027 Comp 4.*

IN WITNESS WHEREOF, the party of the first part has hereunto set is hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

DEKALB COUNTY BOARD OF EDUCATION

By: _____ (Seal)

Print Name: _____

Title: _____

Unofficial Witness

Notary Public, State of Georgia