

GEORGIA, Gilmer County
CLERK'S OFFICE SUPERIOR COURT
Filed for Record 10-6-95
At 2:00 PM Recorded 10-9-95
Book Vol 100 Page 277
[Signature]
Clerk of Superior Court

ADDENDUM DATED SEPTEMBER 25, 1995
TO
PROTECTIVE COVENANTS

This Addendum to Protective Covenants dated May 12, 1994, and recorded at the Clerk's Office Superior Court of Gilmer County, Georgia, on May 20, 1994, in Book 400, Page 344, is made and published this date by J. HOWARD BLACK, as special trustee for non-Florida real property, under the FRANCES PEW BLACK Revocable Trust Agreement, dated May 6, 1988, as amended, hereinafter referred to as "Owner of Lots Nos. 24 and 25, Phase 1".

WITNESSETH:

THAT, WHEREAS, said Owner hereby amends Item No. 13 of said Protective Covenants, "Dwelling Size", on the development generally known in the community as GOOSE ISLAND HIDE AWAY, lying and being in the 7th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 179, 180 and 181, and in the 10th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 162 and 163, containing 230.09 acres, as follows:

"13. DWELLING SIZE: No house or dwelling shall be constructed on any lot with less than one thousand (1,000) square feet of heated living space of the structure, excluding decks, porches, garages and basements."

IN WITNESS WHEREOF, the said J. HOWARD BLACK, as special trustee for non-Florida real property, under the FRANCES PEW HAYES Revocable Trust Agreement, dated May 6, 1988, as amended, hereunto set his hand and seal this 27 day of September, 1995.

Witnesses:

[Signature: Tracy Irving]

[Signature: J. Howard Black]

J. HOWARD BLACK, as special trustee for non-Florida real property

STATE OF FLORIDA)
COUNTY OF COLLIER) ss:

On this 27 day of Sept, 1995, before me, the undersigned officer personally appeared J. HOWARD BLACK, as special trustee for non-Florida real property, under the FRANCES PEW HAYES Revocable Trust Agreement, dated May 6, 1988, as amended, known to me to be or satisfactorily proven to be the individual described in the foregoing instrument; and who acknowledged that he executed same freely and voluntarily for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:
RONALD R ENGELKE
My Commission CC414518
Expires Oct. 19, 1998
Bonded by ANB
800-852-5878



[Signature: Ronald R. Engelke]

Notary Public

GEORGIA, Gilmer County
CLERK'S OFFICE SUPERIOR COURT
Filed for Record 10-6-95
At 2:00 PM Recorded 10-9-95
Book 414 Page 278
[Signature]
Clerk of Superior Court

ADDENDUM DATED SEPTEMBER 25, 1995
T O
PROTECTIVE COVENANTS

This Addendum to Protective Covenants dated May 12, 1994, and recorded at the Clerk's Office Superior Court of Gilmer County, Georgia, on May 20, 1994, in Book 400, Page 344, is made and published this date by ROBERT A. LAMBERT and VICTORIA M. LAMBERT, hereinafter referred to as "Owners of Lot No. 7, Phase 1".

WITNESSETH:

THAT, WHEREAS, said Owners hereby amend Item No. 13 of said Protective Covenants, "Dwelling Size", on the development generally known in the community as GOOSE ISLAND HIDE AWAY, lying and being in the 7th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 179, 180 and 181, and in the 10th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 162 and 163, containing 230.09 acres, as follows:

"13. DWELLING SIZE: No house or dwelling shall be constructed on any lot with less than one thousand (1,000) square feet of heated living space of the structure, excluding decks, porches, garages and basements."

IN WITNESS WHEREOF, the said ROBERT A. LAMBERT and VICTORIA M. LAMBERT hereunto set their hands and seals this 25th day of September, 1995.

Witnesses:

Burton S. Darnell
Marilyn G. Brown

Robert A. Lambert
ROBERT A. LAMBERT
Victoria M. Lambert
VICTORIA M. LAMBERT

STATE OF FLORIDA)
COUNTY OF St Johns) ss:

On this 30th day of September, 1995, before me, the undersigned officer personally appeared ROBERT A. LAMBERT and VICTORIA M. LAMBERT, known to me to be or satisfactorily proven to be the individuals described in the foregoing instrument; and who acknowledged that they executed same freely and voluntarily for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires: 10/24/98
MARILYN G. BROWN
Notary Public, State of Florida
My Comm. expires Oct. 24, 1998
Comm. No. CC 415836
Marilyn G. Brown
Notary Public

GEORGIA, Gilmer County
CLERK'S OFFICE SUPERIOR COURT
Filed for Record 10-6-95
At 2:00 PM Recorded 10-9-95
Book 466 Page 279
William A. Adams
Clerk of Superior Court

ADDENDUM DATED SEPTEMBER 25, 1995
T O
PROTECTIVE COVENANTS

This Addendum to Protective Covenants dated May 12, 1994, and recorded at the Clerk's Office Superior Court of Gilmer County, Georgia, on May 20, 1994, in Book 400, Page 344, is made and published this date by CHARLES H. BREWER and SHIRLEY A. BREWER, hereinafter referred to as "Owners of Lot No. 2, Phase I".

WITNESSETH:

THAT, WHEREAS, said Owners hereby amend Item No. 13 of said Protective Covenants, "Dwelling Size", on the development generally known in the community as GOOSE ISLAND HIDE AWAY, lying and being in the 7th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 179, 180 and 181, and in the 10th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 162 and 163, containing 230.09 acres, as follows:

"13. DWELLING SIZE: No house or dwelling shall be constructed on any lot with less than one thousand (1,000) square feet of heated living space of the structure, excluding decks, porches, garages and basements."

IN WITNESS WHEREOF, the said CHARLES H. BREWER and SHIRLEY A. BREWER hereunto set their hands and seals this 29th day of September 1995.

Witnesses:

Paul E. Ray

Paul E. Pratt

Charles H. Brewer

CHARLES H. BREWER
Shirley A. Brewer

SHIRLEY A. BREWER

STATE OF FLORIDA)
COUNTY OF Manatee) ss:

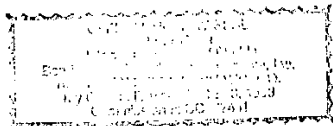
On this 29th day of September, 1995, before me, the undersigned officer personally appeared CHARLES H. BREWER and SHIRLEY A. BREWER, known to me to be or satisfactorily proven to be the individuals described in the foregoing instrument; and who acknowledged that they executed same freely and voluntarily for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

Paul E. Pratt

Notary Public



Gilmer County
SUPERIOR COURT
10-6-95
10-9-95
280
[Signature]

ADDENDUM DATED SEPTEMBER 25, 1995
TO
PROTECTIVE COVENANTS

This Addendum to Protective Covenants dated May 12, 1994, and recorded at the Clerk's Office Superior Court of Gilmer County, Georgia, on May 20, 1994, in Book 400, Page 344, is made and published this date by LOIS M. BENSEN, hereinafter referred to as "Owner of Lot No. 44, Phase II".

WITNESSETH:

THAT, WHEREAS, said Owner hereby amends Item No. 13 of said Protective Covenants, "Dwelling Size", on the development generally known in the community as GOOSE ISLAND HIDE AWAY, lying and being in the 7th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 179, 180 and 181, and in the 10th District and 2nd Section of Gilmer County, Georgia, and being part of Land Lot Nos. 162 and 163, containing 230.09 acres, as follows:

"13. DWELLING SIZE: No house or dwelling shall be constructed on any lot with less than one thousand (1,000) square feet of heated living space of the structure, excluding decks, porches, garages and basements."

IN WITNESS WHEREOF, the said LOIS M. BENSEN hereunto sets her hand and seal this 29 day of September, 1995.

Witnesses:

Georgiana Edson
Ruth W. Crosby

Lois M. Bensen
LOIS M. BENSEN

STATE OF FLORIDA)
COUNTY OF COLLIER) ss:

On this 29th day of September, 1995, before me, the undersigned officer personally appeared LOIS M. BENSEN, known to me to be or satisfactorily proven to be the individual described in the foregoing instrument; and who acknowledged that she executed same freely and voluntarily for the purposes therein contained.
provided FL DL Lic B 525-533-31-549-0 as ID.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

Ruth W. Crosby
Notary Public



WARRANTY DEED
(Joint Tenants With Right of Survivorship)

STATE OF GEORGIA
COUNTY OF GILMER

THIS INDENTURE made this 4th day of October, 1995,
between

WILLIAM L. MINICK and GERRY ANN MINICK
of the first part, and

MICHAEL HUGH STALCUP and SARA JANE STALCUP
of the second part;

Gilmer County, Georgia
Real Estate Transfer Tax
Amount Paid \$ 35.00
Date 10-6-95
William L. Minick
Clerk of Superior Court

GEORGIA, Gilmer County
CLERK'S OFFICE SUPERIOR COURT
Filed for Record 10-6-95
at 2:45 M. Recorded 10-9-95
Book 146 Page 281
William L. Minick
Clerk of Superior Court
(Recording Information)

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents do grant, bargain, sell and convey unto the said parties of the second part for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the said survivor, the following described property, to wit:

All that tract or parcel of land lying and being in Original Land Lot Number 249, 12th District, 2nd Section of Gilmer County, Georgia and more fully described as follows: BEGINNING at an iron pin on the Original Line of Lots number 248 and 249, said point being two thousand one hundred nineteen and seven hundredths (2119.07) feet west of the Original Corner of Original Land Lots Number 248, 249, 256 and 257; thence continuing along said Original Line of Lots Number 248 and 249 North 88° 55' 57" West five hundred and forty (540') feet to the Original corner of Lots number 248, 249, 220 and 221, said point being at property of Rome Craft; thence North 1° 04' 03" East along said property eight hundred and forty (840') feet to an iron pin at Watkins Estate property; thence South 88° 55' 57" East five hundred and forty (540') feet to an iron pin; thence South 1° 04' 03" West eight hundred and forty (840') feet to point of beginning. Said tract containing ten and four hundred thirteen thousandths (10.413) acres. For a more particular description of the above described property, reference is hereby made to a plat of survey entitled Plat of property of James R. Simpson and Larry Minick, dated June 16, 1980, made by Radford Grant, L.S., and recorded in Plat Book 9, page 41, Gilmer County, Georgia records and by said reference said plat of survey is incorporated herein and made a part hereof. Ingress and Egress to the aforesaid property is guaranteed by right-of-way easement as shown upon the above referenced plat. Said right-of-way is parallel to the East and North boundary line of the property of James R. Simpson, beginning at a point identified on plat of survey as "easement required", continuing north along the eastern boundary to the northeast corner of James R. Simpson property; thence along the north boundary to the north west corner of James R. Simpson property. Said right-of-way established at a width of thirty (30') feet outward from said property lines. There is included an additional easement for the purpose of public utility services a right-of-way. Said right-of-way identified on above reference plat of survey under heading "easement required".

This conveyance is subject to all easements and restrictions of record and subject to all ad valorem taxes for the current year which Grantee herein assumes and agrees to pay (if unpaid by Grantor) as part of the consideration stated herein.

TO HAVE AND TO HOLD, the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of MICHAEL HUGH STALCUP & SARA JANE STALCUP the said parties of the second part, for and during their joint lives, and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the said survivor. And the said parties of the first part for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered
in the presence of:
[Signature]
Witness
[Signature]
Notary Public
GILMER COUNTY

William L. Minick (Seal)
WILLIAM L. MINICK
Gerry Ann Minick (Seal)
GERRY ANN MINICK

My Commission Expires Feb 21, 2000. This instrument prepared by CLIFFORD S. LANCEY, Attorney at Law
One North Avenue, Ellijay, Georgia 30540