

All that tract or parcel of land with all improvements located thereon, lying and being in the 55<sup>th</sup> G. M. District of Johnson County, Georgia, containing 123.69 acres, more or less, and being Tract "G" of the division of lands of the J. C. Cooper Estate, as shown by plat prepared by Edwin L. Thompson, which plat, dated August 14, 2000, and recorded in Plat Book 16, page 71, Johnson County Deed Records, is incorporated herein by reference. Said Tract "G" is bounded now or formerly as follows: Northeast and East by the centerline of the Ohoopce River; Southeast by property of Martha C. Hill; South and Southeast by Tract "H" as shown on said plat; West by the right of way line of U. S. Highway No. 221 and by Tract "F" as shown on said plat; Southwest by Tract "E" and Tract "F" as shown on said plat; and West and Northwest by Tract "C" as shown on said plat and by property of Marcus Wheeler.

ALSO, all that tract or parcel of land with all improvements located thereon, lying and being in the 55<sup>th</sup> G. M. District of Johnson County, Georgia, containing 4.0 acres, more or less, and being Tract "E" of the division of lands of the J. C. Cooper Estate, as shown by plat prepared by Edwin L. Thompson, which plat, dated August 14, 2000, and recorded in Plat Book 16, page 71, Johnson County Deed Records, is incorporated herein by reference. Said Tract "E" is bounded now or formerly as follows: East and Northeast by Tract "C" as shown on said plat and also on the East by Tract "G" as shown on said plat; South by Tract "F" as shown on said plat; Southwest by the right of way line of U. S. Highway No. 221; and Northwest by said Tract "C".

ALSO, all that tract or parcel of land with all improvements located thereon, lying and being in the 55<sup>th</sup> G. M. District of Johnson County, Georgia, containing 22.0 acres, more or less, and being Tract "H" of the division of lands of the J. C. Cooper Estate, as shown by plat prepared by Edwin L. Thompson, which plat, dated August 14, 2000, and recorded in Plat Book 16, page 71, Johnson County Deed Records, is incorporated herein by reference. Said Tract "H" is bounded now or formerly as follows: Northeast by Tract "G" as shown on said plat; South and Southeast by the centerline of a stream; West by the right of way line of U. S. Highway No. 221; and Northwest by said Tract "G".

James Edward Flanders died March 22, 2025, leaving his mother, Carolyn Jean Flanders as his only heir.