

**SAMPLE BILL OF SALE AND TRANSFER OF LEASE AND IMPROVEMENTS**  
**(Family Entities)**

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to **Name of Individual Lessee** (“Transferor”) by **Family Entity Name\*** (“Transferee”), the receipt and sufficiency of which are hereby acknowledged, Transferor does hereby transfer and convey to Transferee all improvements, including but not limited to all structures, fixtures and personal property attached thereto, located at Lot **Lot Number Goes Here**, Area **Area Goes Here**, Land Lot **Land Lot Goes Here** of the **District Goes Here** District of **County Name Goes Here** County, Georgia, Lake **Lake Name Goes Here**, Georgia Power Recreational Development; together with all of Transferor’s interest in the lease (the “Lease”) between Georgia Power Company and Transferor, located in File #**File Number Goes Here**, covering the real estate on which said improvements are situated.

**\* NOTE: FOR TRUSTS, THE FAMILY ENTITY NAME IS X (OR X AND Y) AS TRUSTEES OF THE [NAME OF TRUST] PURSUANT TO [NAME OF AGREEMENT FORMING TRUST] DATED [DATE OF TRUST AGREEMENT]**

As an inducement to this improvements conveyance and lease transfer, Transferor, being first duly sworn, states under oath:

- That Transferor is the sole lessee of the Georgia Power Company lease lot upon which all improvements are located;
- That Transferor desires to transfer Transferor’s interest in the Lease to Transferee;
- That Transferor is the sole owner of all improvements located on said leased property and all improvements used in connection with said leased property and located adjacent thereto (including, without limitation, docks and boathouses); and
- That there are no outstanding liens or encumbrances of any type against said improvements on said leased property or adjacent thereto.

As an inducement to this improvements conveyance and lease transfer, Transferee, being first duly sworn, states under oath:

That Transferee and Georgia Power Company have executed Georgia Power Company’s form of lake lot lease and Family Entity Lease Addendum to such lake lot lease;

This Bill of Sale is subject to the terms and conditions of that certain Family Entity Lease Addendum (with respect to the lease with Transferee) between Georgia Power Company and Transferee and that certain Certificate by Transferee and the Certified Family Entity Owners in favor of Georgia Power Company identified in and attached to the Family Entity Lease Addendum.

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Transferor: **LESSEE’S NAME**

\_\_\_\_\_  
\_\_\_\_\_

Signed, sealed and delivered in the presence of:

Witness

Signed, sealed and delivered in the presence of and sworn to and subscribed before the undersigned this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Notary Public

Transferee: **FAMILY ENTITY NAME**

**By: Signature Of Officer, Trustee, Partner Or Manager**  
**Name: Type Name of Person Signing**  
**Its: Position of Person Signing, such as President, Trustee, Partner or Manager**

Signed, sealed and delivered in the presence of:

Witness

Signed, sealed and delivered in the presence of and sworn to and subscribed before the undersigned this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Notary Public