

Tax Parcel # 01064 001023A
and # 01064 001018A

Prepared by / Return to:
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QUIT-CLAIM DEED

STATE OF GEORGIA,
COUNTY OF HALL.

THIS INDENTURE, made and entered into effective as of the ___ day of February, 2023, by and between **HALL COUNTY, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Board of Commissioners ("Grantor") and **THE HOSPITAL AUTHORITY OF HALL COUNTY AND THE CITY OF GAINESVILLE**, a hospital authority organized and existing under the laws of the State of Georgia ("Grantee").

WITNESSETH:

WHEREAS, Grantor, by Resolution adopted by the Board of Commissioners of Hall County, Georgia at its regular meeting on November 9, 2022, did declare that the certain real property located at 1255 Vine Street, Gainesville, Georgia more particularly described hereinbelow (the "Property") as unserviceable pursuant to Section 3.10.180 of the Hall County Code of Ordinances; and

WHEREAS, pursuant to that certain Improved Real Estate Transfer Agreement for Property Located at 1255 Vine Street, Gainesville, Georgia dated November 9, 2022, Grantor agreed to convey and Grantee agreed to accept said Property; and

WHEREAS, said conveyance has been further authorized by Resolution adopted by the governing body of Hall County, Georgia at its regular meeting on _____, a certified copy of which is attached hereto as Exhibit "A".

NOW THEREFORE, GRANTOR, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUIT-CLAIM unto Grantee, its successors and assigns, any and all right, title and interest of Grantor in and to that certain real property, together with all improvements thereon, more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 137, 9TH District, City of Gainesville, Hall County, Georgia, and being more particularly described as follows:

BEGINNING at an Iron Pin Found (1.75" Bar) on the East right of way of Vine Street (Right of Way varies) with a Georgia West State Plane Coordinate of North 1567295.70, East 2403091.19; thence leaving the East right of way of Vine Street, and along the property now or formerly of William T. Allison & Elizabeth Massey Allison, and Maria Luz Valasquez the following courses and distances South 72°06'52" East, 88.00 feet to an Iron Pin Set (1/2" rebar with a yellow cap stamped "Rochester 000484"); thence North 43°49'08" East, 18.00 feet to a point; thence North 34°22'08" East, 122.10 feet to an Iron Pin Set (1/2" rebar with a yellow cap stamped "Rochester 000484"); thence along the property now or formerly of Northeast Georgia Health System, Inc the following courses and distances South 38°13'52" East, 523.23 feet to an Iron Pin Found (2.5" Open Top); thence South 38°13'52" East, 6.60 feet to the centerline of a creek; thence along the centerline of creek the following courses and distances South 10°46'38" West, 18.08 feet to a point; thence South 74°52'11" West, 34.14 feet to a point; thence South 13°16'47" West, 49.19 feet to a point; thence South 52°58'17" East, 18.86 feet to a point; thence South 19°37'55" East, 23.14 feet to a point; thence South 19°40'00" West, 25.67 feet to a point; thence South 75°28'16" West, 8.36 feet to a point; thence North 89°31'38" West, 36.70 feet to a point; thence South 14°30'01" West, 54.62 feet to a point; thence South 27°56'36" West, 35.61 feet to a point; thence leaving the centerline of creek and along the property now or formerly of Herbert L. McClure & Mary S. McClure the following courses and distances North 55°31'13" West, 10.82 feet to an Iron Pin Found (.75" Open Top); thence North 55°31'13" West, 556.92 feet to an Iron Pin Set (1/2" rebar with a yellow cap stamped "Rochester 000484") on the East right of way of Vine Street (right of way varies); thence along the East right of way of Vine Street the following courses and distances 115.21 feet along a curve to the left, said curve having a chord of North 23°21'11" East 115.01 feet and a radius of 563.97 feet to a point; thence North 17°30'02" East, 126.30 feet to the **POINT OF BEGINNING**. Said tract contains 4.124 acres.

Said property being the same property described and conveyed by a Quitclaim Deed from the State of Georgia to Hall County, Georgia dated December 20, 2004, recorded in Deed Book 5202, Pages 286-287 of the Hall County Georgia Deed Records.

TO HAVE AND TO HOLD the said Property unto Grantee, so that neither the said Grantor, nor its successors or assigns, nor any other person or person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described Property or appurtenances, or any rights thereof.

Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed under seal by its duly authorized representative with its seal affixed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

HALL COUNTY, GEORGIA, a political
subdivision of the State of Georgia, acting by
and through its Board of Commissioners

Witness

By: _____
Richard Higgins, Chairman
Hall County Board of Commissioners

Notary Public
My Comm. Expires: _____

Attest: _____
Jennifer Rivera, County Clerk

(Notary Seal)

APPROVED AS TO FORM:

[Seal of Hall County Affixed]

William J. Linkous, III, County Attorney

EXHIBIT "A"

ATTACHED CERTIFIED COPY OF
RESOLUTION AUTHORIZING CONVEYANCE