

After recording, return to:
Tread Syfan
P. O. Box 3280
Gainesville, GA 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 19th day of March, 2024, between **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY** (hereinafter called "GRANTOR"), and **HALL COUNTY, GEORGIA** (hereinafter called "GRANTEE").

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the property described on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land 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 the said GRANTEE, forever, in **FEE SIMPLE**.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of all persons claiming under GRANTOR.

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, the said GRANTOR has executed this deed under seal, the day and year above written.

Signed, sealed and delivered
in presence of:

Chris C. Stewart
Unofficial Witness

Lisa Renee Graham
Notary Public

My Commission Expires:

(SEAL)



**GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY**

By: *William E. Spivey*
Chairman

Attest: *Travis D. Szymon*
Secretary

(SEAL)



EXHIBIT "A"

All that tract or parcel of land lying and being in Gainesville District, G.M.D. 411, Hall County, Georgia, and fronting on Athens Street (Old U. S. Hwy. 129) and being more particularly described as follows:

BEGINNING at a point on the Southwestern right-of-way of Athens Street, said point being located 1,048.73 feet South along said right-of-way from the intersection of said right-of-way with the right-of-way of Monroe Drive, and running thence South 30 degrees 22 minutes 40 seconds West 101.04 feet to a point; thence South 80 degrees 55 minutes 51 seconds West 356.64 feet to a point; thence South 80 degrees 55 minutes 51 seconds West 287.5 feet, more or less, to a point on the Eastern right-of-way of Interstate Highway 985; thence North 25 degrees 12 minutes 24 seconds East along said right-of-way of Interstate Hwy. 985 156.25 feet, more or less, to a 3/8 inch rebar found; thence North 29 degrees 41 minutes 1 second East 30.99 feet to a 3/8 inch rebar found; thence North 41 degrees 14 minutes 42 seconds East 326.07 feet to a 3/8 inch rebar found; thence North 81 degrees 33 minutes 44 seconds East 55.08 feet to a concrete monument found on the Southwestern right-of-way of Athens Street; thence South 52 degrees 43 minutes 55 seconds East 84.95 feet along said right-of-way to a point; thence continuing along said right-of-way a chord bearing and distance of South 55 degrees 58 minutes 31 seconds East 324.17 feet, having an arc distance of 324.34 feet and a radius distance of 2,864.79 feet, to the point of beginning.