

Return to:Treadwell Syfan
Stewart, Melvin & Frost, LLP
P. O. Box 3280
Gainesville, Georgia 30503

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this _____ day of _____, 2026, between **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY**, a public body corporate and politic and an instrumentality of the City of Gainesville and Hall County, Georgia (hereinafter called “GRANTOR”), and **HALL COUNTY, GEORGIA**, a political subdivision of the State of 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**; provided, however, the said Grantor reserves a treated wastewater outfall easement over the property as set forth on Exhibit “A” hereto.

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, except for the treated wastewater outfall easement.

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:

**GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY**

Unofficial Witness

By: _____
Chairman

Notary Public
My Commission Expires: _____

Attest: _____
Secretary

(SEAL)

(SEAL)

EXHIBIT "A"
(Description of Property)

All that tract or parcel of land lying and being in Friendship G.M.D. 1419, Hall County, Georgia, fronting on Spout Springs Road and consisting of 21.528 acres and denoted as Tract 2 as shown on a plat of survey dated June 23, 2026, entitled Minor Plat of Spout Springs Wastewater Facility, prepared by Columbia Engineering, recorded in Plat Book 889, page 365, Hall County, Georgia Plat Records. Said plat is hereby incorporated by reference for a more complete description of the property.

Said property is conveyed subject to the reservation by Grantor of a treated wastewater outfall easement 20 feet in width and running from the Southwestern boundary of the Grantor's property adjoining the above described property on the North and runs in a Southern direction across the Western end of the property described above, as more particularly shown on the above described plat. Said easement shall be a perpetual, exclusive easement that is appurtenant to Grantor's adjoining property. The easement shall provide Grantor the right to maintain, repair and use a wastewater line within the easement area and also shall provide Grantor a right of access across the above described property for Grantor to maintain and repair said wastewater line.