

REQUEST FOR TRANSFER OF PROPERTY

Gainesville and Hall County
Development Authority
P. O. Box 3280
Gainesville, GA 30503

RE: Intergovernmental Agreement (the “Agreement”), dated as of May 24, 2018,
between Gainesville and Hall County Development Authority (the “Authority”)
and Hall County, Georgia (the “County”).

Dear Sirs:

The County hereby terminates the Agreement and requests that the Authority deed to the County the property described on Exhibit “A” attached hereto, which property has been held by the Authority pursuant to the Agreement.

As of the _____ day of July, 2026.

HALL COUNTY, GEORGIA

By: _____
David Gibbs

Title: _____
Chairman, Board of Commissioners

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

eFiled and eRecorded
DATE: 06/23/2026
TIME: 12:57 PM
DEED BOOK: 9880
PAGE: 120 - 125
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PT61: 069-2026-004491
RECORDED BY: CH
CLERK: Mark Pettitt
Hall County, GA

LIMITED WARRANTY DEED

GEORGIA, COUNTY OF HALL

THIS INDENTURE, made this 22nd day of June, 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**.

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 L. Steward
Unofficial Witness

Lisa R. Graham
Notary Public

My Commission Expires: 10-5-2029



**GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY**

By: William Bequith
Chairman

Attest: [Signature]
Secretary

(SEAL)

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EXHIBIT "A"

All that tract or parcel of land lying and being in Friendship G.M.D. 1419 of Hall County, Georgia, and containing 36.443 acres described on a plat of survey prepared for Hall County Board of Commissioners by Moreland Altobelli Associates, Inc., registered surveyors, dated June 25, 2018, and being more particularly described according to said plat as follows:

COMMENCING at an iron pin found (1/2" rebar) on the southwesterly right-of-way of Spout Springs Road having a variable right-of-way width, said point having a Georgia West Zone State Plane Coordinate of N: 1505354.88 and E: 2382583.82; thence, South 52 degrees 08 minutes 41 seconds West for a distance of 1402.03 feet to a point at the end of an arch culvert and the centerline of an unnamed creek, said point being the POINT OF BEGINNING.

Thence, proceed along said creek centerline for the following seventy-three (73) courses; South 18 degrees 45 minutes 25 seconds East for a distance of 124.34 feet to a point; thence South 20 degrees 57 minutes 14 seconds East for a distance of 52.17 feet to a point; thence South 11 degrees 46 minutes 45 seconds West for a distance of 29.23 feet to a point; thence South 22 degrees 36 minutes 54 seconds East for a distance of 17.33 feet to a point; thence North 51 degrees 10 minutes 02 seconds East for a distance of 32.53 feet to a point; thence South 81 degrees 37 minutes 34 seconds East for a distance of 34.54 feet to a point; thence South 43 degrees 11 minutes 39 seconds East for a distance of 34.18 feet to a point; thence South 67 degrees 30 minutes 54 seconds West for a distance of 14.20 feet to a point; thence South 43 degrees 39 minutes 25 seconds West for a distance of 29.94 feet to a point; thence South 18 degrees 52 minutes 47 seconds West for a distance of 12.32 feet to a point; thence South 32 degrees 58 minutes 16 seconds East for a distance of 34.93 feet to a point; thence South 55 degrees 58 minutes 24 seconds East for a distance of 14.57 feet to a point; thence South 20 degrees 20 minutes 04 seconds East for a distance of 14.31 feet to a point; thence South 11 degrees 52 minutes 41 seconds West for a distance of 15.59 feet to a point; thence South 49 degrees 35 minutes 09 seconds West for a distance of 15.52 feet to a point; thence South 57 degrees 27 minutes 59 seconds West for a distance of 49.27 feet to a point; thence South 24 degrees 21 minutes 28 seconds West for a distance of 13.34 feet to a point; thence South 26 degrees 56 minutes 58 seconds East for a distance of 27.32 feet to a point; thence South 05 degrees 29 minutes 14 seconds West for a distance of 21.44 feet to a point; thence South 09 degrees 04 minutes 26 seconds West for a distance of 50.11 feet to a point; thence South 24 degrees 28 minutes 04 seconds West for a distance of 8.28 feet to a point; thence South 31 degrees 24 minutes 15 seconds East for a distance of 10.20 feet to a point; thence South 51 degrees 18 minutes 56 seconds East for a distance of 62.15 feet to a point; thence South 29 degrees 38 minutes 18 seconds East for a distance of 36.10 feet to a point; thence South 02 degrees 30 minutes 57 seconds East for a distance of 24.19 feet to a point; thence South 02 degrees 04 minutes 40 seconds West for a distance of 4.04 feet to a point; thence South 64 degrees 04 minutes 59 seconds West for a distance of 28.08 feet to a point; thence North 82 degrees 42 minutes 13 seconds West for a distance of 32.85 feet to a point; thence North 48 degrees 06 minutes 17 seconds West for a distance of 31.63 feet to a point; thence North 59 degrees 31 minutes 18 seconds West for a distance of 8.45 feet to a point; thence South 55 degrees 56 minutes 23 seconds West for a distance of 6.36 feet to a point; thence South 22 degrees 48 minutes 34 seconds West for a distance of 18.14 feet to a point; thence South 02 degrees 12 minutes 44 seconds West for a distance of 11.47 feet to a point; thence South 35 degrees 56 minutes 53 seconds West for a distance of 21.81 feet to a point; thence South 00

degrees 06 minutes 16 seconds East for a distance of 45.93 feet to a point; thence South 20
degrees 04 minutes 06 seconds East for a distance of 17.44 feet to a point; thence North 80
degrees 29 minutes 43 seconds East for a distance of 17.06 feet to a point; thence South 32
degrees 29 minutes 49 seconds East for a distance of 57.08 feet to a point; thence South 27
degrees 04 minutes 05 seconds West for a distance of 12.37 feet to a point; thence South 34
degrees 49 minutes 26 seconds West for a distance of 13.65 feet to a point; thence South 30
degrees 46 minutes 51 seconds East for a distance of 35.23 feet to a point; thence South 34
degrees 03 minutes 06 seconds East for a distance of 11.66 feet to a point; thence South 35
degrees 28 minutes 48 seconds East for a distance of 9.63 feet to a point; thence South 23
degrees 04 minutes 27 seconds West for a distance of 14.31 feet to a point; thence South 02
degrees 59 minutes 22 seconds East for a distance of 22.20 feet to a point; thence South 02
degrees 46 minutes 45 seconds East for a distance of 66.21 feet to a point; thence South 41
degrees 02 minutes 36 seconds West for a distance of 18.55 feet to a point; thence South 27
degrees 39 minutes 03 seconds West for a distance of 20.37 feet to a point; thence South 12
degrees 53 minutes 36 seconds East for a distance of 22.87 feet to a point; thence South 18
degrees 24 minutes 37 seconds East for a distance of 30.01 feet to a point; thence South 00
degrees 02 minutes 41 seconds West for a distance of 45.01 feet to a point; thence South 20
degrees 20 minutes 38 seconds West for a distance of 42.91 feet to a point; thence South 49
degrees 12 minutes 37 seconds West for a distance of 41.55 feet to a point; thence South 43
degrees 37 minutes 36 seconds West for a distance of 72.08 feet to a point; thence South 17
degrees 41 minutes 50 seconds West for a distance of 41.63 feet to a point; thence South 00
degrees 09 minutes 50 seconds West for a distance of 62.03 feet to a point; thence South 04
degrees 06 minutes 24 seconds East for a distance of 39.70 feet to a point; thence South 23
degrees 45 minutes 38 seconds West for a distance of 26.39 feet to a point; thence South 41
degrees 10 minutes 54 seconds West for a distance of 44.55 feet to a point; thence South 46
degrees 20 minutes 02 seconds West for a distance of 51.20 feet to a point; thence South 08
degrees 22 minutes 35 seconds East for a distance of 38.36 feet to a point; thence South 21
degrees 04 minutes 54 seconds East for a distance of 34.35 feet to a point; thence South 44
degrees 14 minutes 09 seconds West for a distance of 13.89 feet to a point; thence North 89
degrees 32 minutes 10 seconds West for a distance of 14.57 feet to a point; thence North 22
degrees 02 minutes 39 seconds West for a distance of 31.25 feet to a point; thence North 38
degrees 34 minutes 10 seconds West for a distance of 16.98 feet to a point; thence North 87
degrees 40 minutes 27 seconds West for a distance of 23.14 feet to a point; thence South 48
degrees 37 minutes 23 seconds West for a distance of 13.54 feet to a point; thence South 04
degrees 21 minutes 48 seconds West for a distance of 8.01 feet to a point; thence South 09
degrees 15 minutes 54 seconds East for a distance of 20.37 feet to a point; thence South 18
degrees 34 minutes 16 seconds West for a distance of 46.34 feet to a point; thence South 23
degrees 08 minutes 08 seconds West for a distance of 14.71 feet to a point; thence South 07
degrees 27 minutes 43 seconds West for a distance of 17.41 feet to a point in the centerline of
Lollis Creek; thence proceed along the centerline of said Lollis Creek the following fifty (50)
courses; North 41 degrees 17 minutes 29 seconds West for a distance of 19.09 feet to a point;
thence North 50 degrees 49 minutes 51 seconds West for a distance of 63.41 feet to a point;
thence North 45 degrees 58 minutes 25 seconds West for a distance of 54.05 feet to a point;
thence North 56 degrees 11 minutes 09 seconds West for a distance of 51.50 feet to a point;
thence North 54 degrees 38 minutes 39 seconds West for a distance of 50.77 feet to a point;
thence North 75 degrees 02 minutes 45 seconds West for a distance of 40.91 feet to a point;
thence South 89 degrees 15 minutes 43 seconds West for a distance of 23.55 feet to a point;
thence South 63 degrees 39 minutes 59 seconds West for a distance of 64.24 feet to a point;

thence South 74 degrees 13 minutes 00 seconds West for a distance of 19.93 feet to a point;
thence South 83 degrees 24 minutes 18 seconds West for a distance of 36.28 feet to a point;
thence North 49 degrees 14 minutes 05 seconds West for a distance of 72.38 feet to a point;
thence North 37 degrees 26 minutes 08 seconds West for a distance of 37.74 feet to a point;
thence North 59 degrees 57 minutes 14 seconds West for a distance of 26.61 feet to a point;
thence North 79 degrees 29 minutes 54 seconds West for a distance of 66.02 feet to a point;
thence North 68 degrees 44 minutes 16 seconds West for a distance of 31.85 feet to a point;
thence North 67 degrees 32 minutes 27 seconds West for a distance of 46.08 feet to a point;
thence North 59 degrees 59 minutes 01 second West for a distance of 63.35 feet to a point;
thence North 13 degrees 26 minutes 41 seconds East for a distance of 28.39 feet to a point;
thence North 23 degrees 01 minute 54 seconds West for a distance of 17.10 feet to a point;
thence North 58 degrees 31 minutes 12 seconds West for a distance of 32.62 feet to a point;
thence North 64 degrees 39 minutes 22 seconds West for a distance of 30.03 feet to a point;
thence North 24 degrees 29 minutes 19 seconds West for a distance of 34.00 feet to a point;
thence North 22 degrees 17 minutes 46 seconds West for a distance of 36.70 feet to a point;
thence North 23 degrees 54 minutes 16 seconds West for a distance of 43.38 feet to a point;
thence North 30 degrees 34 minutes 29 seconds West for a distance of 51.48 feet to a point;
thence North 26 degrees 19 minutes 26 seconds West for a distance of 39.09 feet to a point;
thence North 14 degrees 32 minutes 11 seconds West for a distance of 41.11 feet to a point;
thence North 57 degrees 51 minutes 24 seconds West for a distance of 46.33 feet to a point;
thence North 51 degrees 23 minutes 43 seconds West for a distance of 25.45 feet to a point;
thence North 46 degrees 02 minutes 03 seconds West for a distance of 27.55 feet to a point;
thence North 02 degrees 19 minutes 35 seconds East for a distance of 11.10 feet to a point;
thence North 28 degrees 52 minutes 56 seconds East for a distance of 53.11 feet to a point;
thence North 41 degrees 09 minutes 26 seconds West for a distance of 23.01 feet to a point;
thence North 30 degrees 40 minutes 44 seconds West for a distance of 55.48 feet to a point;
thence North 24 degrees 04 minutes 20 seconds West for a distance of 19.58 feet to a point;
thence North 64 degrees 41 minutes 32 seconds West for a distance of 32.35 feet to a point;
thence North 44 degrees 50 minutes 30 seconds West for a distance of 26.74 feet to a point;
thence North 03 degrees 53 minutes 51 seconds East for a distance of 35.69 feet to a point;
thence North 00 degrees 17 minutes 48 seconds East for a distance of 18.42 feet to a point;
thence North 23 degrees 48 minutes 23 seconds West for a distance of 15.07 feet to a point;
thence North 66 degrees 07 minutes 02 seconds West for a distance of 21.69 feet to a point;
thence North 76 degrees 05 minutes 03 seconds West for a distance of 31.02 feet to a point;
thence North 39 degrees 12 minutes 35 seconds West for a distance of 32.13 feet to a point;
thence North 30 degrees 10 minutes 34 seconds West for a distance of 39.27 feet to a point;
thence North 34 degrees 50 minutes 45 seconds West for a distance of 40.44 feet to a point;
thence North 15 degrees 42 minutes 45 seconds West for a distance of 22.35 feet to a point;
thence North 20 degrees 00 minutes 07 seconds West for a distance of 70.38 feet to a point;
thence North 61 degrees 56 minutes 04 seconds West for a distance of 32.46 feet to a point;
thence North 42 degrees 38 minutes 20 seconds West for a distance of 44.62 feet to a point;
thence North 32 degrees 11 minutes 03 seconds West for a distance of 39.85 feet to a point on
the southeast property line of a tract conveyed to CMH Parks, Inc. by Limited Warranty Deed
recorded at Deed Book 7850, Page 152; thence following the property of said CMH Parks, Inc.
for the following ten (10) courses; North 44 degrees 03 minutes 58 seconds East for a distance of
948.93 feet to an iron pin found (1/2" rebar); thence South 44 degrees 38 minutes 02 seconds
East for a distance of 37.14 feet to a point; thence along a curve to the right having a radius of
210.00 feet and an arc length of 122.09 feet, said arc being subtended by a chord with a bearing

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of South 27 degrees 58 minutes 44 seconds East and a length of 120.37 feet, to a point; thence South 11 degrees 19 minutes 27 seconds East for a distance of 59.13 feet to a point; thence along a curve to the left having a radius of 1040.00 feet and an arc length of 77.28 feet, said arc being subtended by a chord with a bearing of South 13 degrees 27 minutes 10 seconds East and a length of 77.26 feet, to a point; thence South 15 degrees 37 minutes 07 seconds East for a distance of 108.94 feet to a point; thence along a curve to the right having a radius of 487.77 feet and an arc length of 90.28 feet, said arc being subtended by a chord with a bearing of South 11 degrees 32 minutes 20 seconds East and a length of 90.16 feet, to an iron pin found (1/2" rebar); thence North 81 degrees 36 minutes 55 seconds East for a distance of 183.36 feet to a point; thence along a curve to the left having a radius of 940.00 feet and an arc length of 234.48 feet, said arc being subtended by a chord with a bearing of North 74 degrees 28 minutes 09 seconds East and a length of 233.87 feet, to a point; thence North 67 degrees 19 minutes 24 seconds East for a distance of 128.21 feet to a point and the POINT OF BEGINNING.

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is made as of this 21st day of May, 2018, by and between **HALL COUNTY, GEORGIA** ("County") and the **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY** ("Authority").

WHEREAS, County has agreed to convey to Authority that certain property described on Exhibit "A" hereto (the "Commercial Site");

WHEREAS, County and Authority wish to provide for the terms under which the Authority will develop and market the Commercial Site;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto hereby agree as follows:

1. County agrees to convey the Commercial Site to Authority within 30 days from the date hereof.
2. County warrants and represents to Authority:
 - (a) County has the right, power and authority to enter into this Intergovernmental Agreement and to convey the Commercial Site in accordance with the terms and conditions hereof.
 - (b) County has good, marketable and insurable fee simple record title to the Commercial Site.
3. Authority shall diligently market the Commercial Site using Authority's economic development personnel.
4. Authority shall periodically, and also upon request, provide County with reports regarding marketing and sale of the Commercial Site, and financial accounting of expenditures and revenues related to the Commercial Site.
5. Authority agrees to pay to County the net proceeds from the sale of the Commercial Site upon its sale.
6. This agreement shall be enforceable against and inure to the benefit of the successors and assigns of the parties.

IN WITNESS WHEREOF, County and Authority have executed this Agreement the day and year first above written.

HALL COUNTY, GEORGIA

By: 
Chairman, Board of Commissioners

Attest: 
County Clerk

**GAINESVILLE AND HALL COUNTY
DEVELOPMENT AUTHORITY**

By: 
Chairman

Attest: 
Secretary



EXHIBIT "A"

Map 1-5: Aerial Map of Subject Tract-1 And Tract-2, and the Adjacent County Water Reclamation Facility



Tracts 1 and 2 constitute the "Commercial Site."