

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

45181

000646

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE
AND RECORDED IN BOOK 5903
PAGE (S) 646-1047 THIS 18
DAY OF Dec 2006 AT 8:11 AM
DWIGHT S. WOOD, CLERK BY DT

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 15th day of December in the year of our Lord Two Thousand, and Six between **STERLING FINANCIAL GROUP, INC.** of the county of Hall and State of Georgia, of the First Part and **BARRY CONNER** of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part his heirs and assigns, all the following described property, to wit:

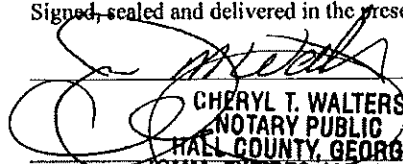
**SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

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 party of the second part, his heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for its heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:


CHERYL T. WALTERS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
Notary Public, My Comm. Expires JAN. 5. 2007

STERLING FINANCIAL GROUP, INC.

BY: Bryan R. Wright (SEAL)
ITS: President

(CORPORATE SEAL AFFIXED)



Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 20____
Recorded in Deed Book _____, Page
_____, 20____
_____, Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid \$ 550.00
Date 12-18-06
DWIGHT S. WOOD
Clerk Superior Court
By DT
0692006011406

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 71 of the 10th District, Hall Co. GA and being shown and delineated on plat of survey prepared for Lumpkin Campground, LLC by Farley-Collins-Whidden Assoc. dated November 21, 2006 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the intersection of Barker Drive and Lake Ranch Drive; thence South 88 degrees 12 minutes 15 seconds East 233.20 feet to an iron pin set on the Northerly right of way of Barker Drive being the **POINT OF BEGINNING**; thence leaving said right of way North 00 degrees 58 minutes 58 seconds East 388.78 feet to an iron pin found; thence North 01 degrees 33 minutes 05 seconds East 71.85 feet to an iron pin set; thence North 00 degrees 16 minutes 19 seconds East 28.51 feet to an iron pin found; thence North 00 degrees 38 minutes 52 seconds West 246.62 feet to an iron pin found; thence North 00 degrees 24 minutes 26 seconds West 278.97 feet to an iron pin found; thence South 86 degrees 50 minutes 08 seconds East 220.84 feet to an iron pin found; thence South 86 degrees 45 minutes 00 seconds East 126.14 feet to an iron pin found; thence South 00 degrees 09 minutes 53 seconds West 535.45 feet to an axle found; thence North 89 degrees 51 minutes 43 seconds West 100.06 feet to an iron pin found; thence South 00 degrees 09 minutes 53 seconds West 446.33 feet to an iron pin set on the Northerly right of way of Barker Drive; thence along said right of way the following: South 62 degrees 41 minutes 27 seconds West 5.51 feet to a point; thence South 40 degrees 41 minutes 59 seconds West 33.86 feet to a point; thence South 88 degrees 17 minutes 43 seconds West 156.14 feet to a point; thence North 74 degrees 30 minutes 12 seconds West 60.59 feet to a point; thence North 64 degrees 36 minutes 19 seconds West 6.75 feet to an iron pin set being the **POINT OF BEGINNING**. Containing 6.949 acres according to said survey.

ARW

2720 Barker Rd
2714 Barker Rd.

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

01239

GEORGIA, HALL COUNTY, CLERK
SUPERIOR COURT FILED IN OFFICE 000090
AND RECORDED IN BOOK 5927
PAGE (S) 90-91 THIS 10
DAY OF Jan 20 07 AT 10:32 am
DWIGHT S. WOOD, CLERK BY 18

WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 9th day of January in the year of our Lord Two Thousand, and Seven between HAROLD L. TOWE of the county of Hall and State of Georgia, of the First Part and AMERICA'S HOME PLACE, INC. of the county of Hall and State of Georgia of the Second Part

WITNESSETH: That the said party of the First Part for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Party of the Second Part its heirs and assigns, all the following described property, to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

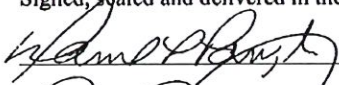
**SUBJECT TO LEASE AGREEMENT BETWEEN GRANTOR AND
AMERICAN TOWER CORPORATION FORMERLY GRID
TOWERS, LLC A MEMORANDUM OF WHICH IS RECORDED IN
DEED BOOK 3274 PAGE 12-15, HALL CO. GA DEED RECORDS.**

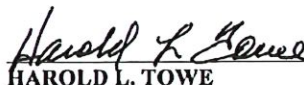
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:



 (SEAL)
HAROLD L. TOWE

CHERYL T. WALTERS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
COMM. EXPIRES JAN. 5 2007

Clerk's Office, _____ Superior Court
Filed for record at _____ o'clock _____ M.
_____, 20____
Recorded in Deed Book _____, Page
_____, 20____
_____, Clerk

HALL COUNTY, Georgia
Real Estate Transfer Tax

Paid \$ 1300.00

Date 1-10-07

DWIGHT S. WOOD
Clerk Superior Court

By 18

0692007000240

EXHIBIT 'A'

All that tract or parcel of land lying and being in Land Lot 71, 10th Land District, Hall Co. GA and being shown and delineated on plat of survey prepared for Lumpkin Campground, LLC by Farley-Collins-Whidden Assoc., Ga. Reg. Sur. dated November 21, 2006, revised December 6, 2006, and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of Barker Drive and Lake Ranch Drive; thence North 89 degrees 13 minutes 52 seconds East 480.66 feet to an iron pin set on the Northerly right of way of Barker Drive being the POINT OF BEGINNING; thence leaving said right of way North 00 degrees 09 minutes 53 seconds East 446.33 feet to an iron pin found; thence South 89 degrees 51 minutes 43 seconds East 100.06 feet to an axle found; thence North 00 degrees 09 minutes 53 seconds East 535.45 feet to an iron pin found; thence South 86 degrees 45 minutes 00 seconds East 96.15 feet to an iron pin found; thence South 87 degrees 22 minutes 36 seconds East 219.85 feet to an iron pin set; thence South 00 degrees 07 minutes 37 seconds West 520.08 feet to an iron pin found; thence South 89 degrees 30 minutes 55 seconds East 175.22 feet to a metal fence post found; thence South 02 degrees 23 minutes 26 seconds East 333.30 feet to an iron pin found; thence South 83 degrees 00 minutes 20 seconds West 188.07 feet to an iron pin found; thence South 05 degrees 34 minutes 27 seconds West 103.04 feet to an iron pin set on the Northerly right of way of S.R. #53 A.K.A. Dawsonville Highway; thence along said right of way South 78 degrees 55 minutes 34 seconds West 265.42 feet to an iron pin set; thence leaving said right of way North 33 degrees 36 minutes 52 seconds West 93.41 feet to a point; thence North 77 degrees 36 minutes 46 seconds West 52.30 feet to a point; thence South 62 degrees 41 minutes 27 seconds West 52.34 feet to an iron pin set being the POINT OF BEGINNING. Containing 9.766 acres according to said survey.

X *Harold R. Young*

*Project Boundary Description
2714, 2720, 2740 Baker Rd + ROW Acquisition*

Legal Description: Baker Road, Dawsonville Highway & Tammi Lane Tract

All that tract or parcel of land lying and being in Land Lot 71, 10th Land District, City of Gainesville, Hall County, Georgia.

Commencing at a PK Nail set at the centerline intersection of Baker Road and Lake Ranch Court, located at Georgia State Plane Coordinate Northing 1576369.69, Easting 2373909.11, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 68 degrees 15 minutes 52 seconds East for a distance of 358.60 feet to a point on the Northerly right-of-way of Dawsonville Highway a.k.a. S.R. No. 53 and the Southerly right-of-way of Baker Road, and said point being the TRUE POINT OF BEGINNING.

Thence along said right-of-way of Baker Road as follows with a curve to the left having a radius of 60.00 feet and an arc length of 201.82 feet, being subtended by a chord of North 35 degrees 51 minutes 12 seconds West for a distance of 119.26 feet to a point;

Thence along a curve to the right having a radius of 30.00 feet and an arc length of 29.00 feet, being subtended by a chord of South 75 degrees 28 minutes 24 seconds West for a distance of 27.88 feet to a point;

Thence North 01 degrees 23 minutes 20 seconds West for a distance of 31.11 feet to a 1/2" rebar pin found;

Thence North 00 degrees 52 minutes 48 seconds East for a distance of 388.55 feet to a 5/8" Bolt;

Thence North 01 degrees 49 minutes 07 seconds East for a distance of 71.92 feet to a 1/2" rebar pin found;

Thence North 00 degrees 43 minutes 36 seconds East for a distance of 28.50 feet to a 1/2" Crimped top pin found;

Thence North 00 degrees 42 minutes 52 seconds West for a distance of 246.52 feet to a 1/2" Crimped top pin found;

Thence North 00 degrees 28 minutes 23 seconds West for a distance of 278.69 feet to a 5/8" Bolt found;

Thence South 86 degrees 56 minutes 27 seconds East for a distance of 220.91 feet to a 1/2" open top pin found;

Thence South 86 degrees 51 minutes 18 seconds East for a distance of 126.07 feet to a point;

Thence South 86 degrees 38 minutes 28 seconds East for a distance of 96.37 feet to a 5/8" Bolt found;

Thence South 87 degrees 24 minutes 19 seconds East for a distance of 219.54 feet to a 1/2" rebar pin found;

Thence South 00 degrees 06 minutes 29 seconds West for a distance of 235.18 feet to a 1/2" rebar pin set;

Thence South 87 degrees 05 minutes 30 seconds East for a distance of 287.47 feet to a 1/2" rebar pin set;

Thence North 14 degrees 00 minutes 44 seconds East for a distance of 184.88 feet to a point located on the Southerly right-of-way of Tammi Lane;

Thence along said right-of-way South 53 degrees 04 minutes 33 seconds East for a distance of 213.83 feet to a point on the westerly right-of-way of Sardis Road;

Thence along said right-of-way as follows South 17 degrees 04 minutes 21 seconds East for a distance of 58.14 feet to a point;

Thence South 28 degrees 12 minutes 06 seconds West for a distance of 50.00 feet to a point;

Thence South 21 degrees 21 minutes 32 seconds West for a distance of 32.50 feet to a point;

Thence North 72 degrees 20 minutes 35 seconds West for a distance of 135.15 feet to a point;

Thence South 16 degrees 53 minutes 30 seconds West for a distance of 30.59 feet to a point;

Thence South 72 degrees 37 minutes 04 seconds East for a distance of 132.81 feet to a point;

Thence South 21 degrees 21 minutes 32 seconds West for a distance of 38.20 feet to a point;

Thence South 28 degrees 12 minutes 07 seconds West for a distance of 45.64 feet to a point;

Thence along a curve to the left having a radius of 545.91 feet and an arc length of 218.02 feet, being subtended by a chord of South 16 degrees 45 minutes 50 seconds West for a distance of 216.57 feet to a point;

Thence North 84 degrees 40 minutes 34 seconds West for a distance of 19.00 feet to a point;

Thence along a curve to the left having a radius of 565.00 feet and an arc length of 33.90 feet, being subtended by a chord of South 03 degrees 36 minutes 18 seconds West for a distance of 33.89 feet to a point;

Thence South 88 degrees 06 minutes 50 seconds East for a distance of 19.00 feet to a point;

Thence along a curve to the left having a radius of 546.00 feet and an arc length of 94.96 feet, being subtended by a chord of South 03 degrees 05 minutes 47 seconds East for a distance of 94.84 feet to a point;

Thence South 08 degrees 04 minutes 46 seconds East for a distance of 57.70 feet to a point;

Thence South 30 degrees 12 minutes 07 seconds West for a distance of 49.31 feet to a point located on the Northerly right-of-way of said Dawsonville Highway;

Thence along said right-of-way as follows South 71 degrees 54 minutes 36 seconds West for a distance of 325.00 feet to a point;

Thence South 78 degrees 55 minutes 27 seconds West for a distance of 327.44 feet to a point;

Thence South 51 degrees 09 minutes 05 seconds West for a distance of 62.87 feet to a point;

Thence South 83 degrees 27 minutes 28 seconds West for a distance of 177.92 feet to a point;

Thence South 82 degrees 00 minutes 49 seconds West for a distance of 73.82 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 22.78 Acres more or less.

LAW OFFICES
HARRIS & JAMES, LLP
3573 VINEVILLE AVENUE
P.O. BOX 4866
MACON, GEORGIA 31208-4866

JOHN BURKE HARRIS, III
WILLIAM C. HARRIS
JOAN W. HARRIS
MARCY GLOVER BRIDGES

FACSIMILE (478) 745-9824
TELEPHONE (478) 745-9661

KATHRYN WEIGAND GERHARDT
OF COUNSEL

JOHN B. HARRIS, JR.
(1920-1998)

JOHN E. JAMES
(1932-2015)

E-MAIL ADDRESS
harrisjames@harrisjames.com

August 15, 2022

Ms. Margalie Riche
Department of Transportation
One Georgia Center, 14th Floor
600 W. Peachtree Street, NW
Atlanta, GA 30308

Re: **Hall County; Project # STP-065-3(37);
Parcel 41AR, 42R, 46R, 48R Tract 1, 100R, 100 Tracts 5
& 6; PI # 121780; PM # 3968**

Dear Margalie:

In relation to the above referenced parcel, please find enclosed for your records:

- A file stamped copy of the Quitclaim Deed from the Department of Transportation to America's Home Place, Inc. dated July 21, 2022, and recorded in Deed Book 9175, Pages 41-57, in the Office of the Clerk for Hall County; and
- The original Quitclaim Deed from the Department of Transportation to America's Home Place, Inc. dated July 21, 2022.

Please let us know if we can be of further assistance.

Sincerely,



Jael Connor, Legal Assistant to
Marcy Glover Bridges

/jc

Enclosure

HARRIS & JAMES, LLP
POST OFFICE BOX 4866
MACON, GA 31208-4866

eFiled and eRecorded
DATE: 08/03/2022
TIME: 2:46 PM
DEED BOOK: 9176
PAGE: 41 - 57
FILING FEES: \$26.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 6262153734
PT61: 069-2022-006966
RECORDED BY: NB
CLERK: Charles Baker, C.S.C
Hall County, GA

**GEORGIA DEPARTMENT OF TRANSPORTATION
QUITCLAIM DEED**

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: STP-065-3(37)
PARCEL 41AR, 42R, 46R, 48R
Tract 1, 100R, 100 Tracts 5&6
PI # 121780, PM# 3968

THIS INDENTURE made this 21st day of July, 20 22, between the
GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia
(herein called "Grantor") and America's Home Place, Inc (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR
(\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the
receipt of which is hereby acknowledged, has bargained, sold, and does by these presents
bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim
or demand which Grantor has or may have had in and to all that parcel of land as described in
Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular
the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper
use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or
unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or
permitted by the Department of Transportation, and existing over, under or upon the property at
the time of this sale.

THIS CONVEYANCE IS MADE SUBJECT TO the easement for construction and
maintenance of slopes and utilities owned by DEPARTMENT OF TRANSPORTATION as
shown on the attached plat marked as Exhibit "B"

PMQCD

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: STP-065-3(37)
PARCEL 41AR, 42R, 46R, 48R
Tract 1, & 100R, Tracts 5&6
PI # 121780, PM# 3968

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

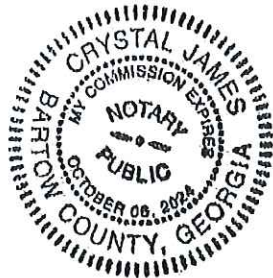
Signed, Sealed, and Delivered this the
21 day of July, 2022 in the
Presence of

BY: [Signature] (Seal)
Russell R. McMurtry, P.E.
Commissioner

Joshua L. Waller
Witness

Crystal James
Notary Public

ATTEST
[Signature] (Seal)
Angela O. Whitworth
Treasurer



PMQCD

EXHIBIT "A"

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO. 121780
PARCEL NO.: 41 AR
P.M. #: 3968
PARCEL SIZE: 0.337

Surplus area 41 AR

All that tract or parcel of land lying and being in 575 Georgia Militia District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 105.27 feet left of and opposite Station 357+27.41(2) on the construction centerline of SR 53 on Georgia Highway Project No. STP-065-3 (37) ; running thence N 9°14'00" W a distance of 157.15 feet to a point 40.91 feet right of and opposite station 82+63.48 on said construction centerline laid out for BARKER DR; thence S 59°43'46" E a distance of 47.80 feet to a point 60.00 feet right of and opposite station 83+00.00 on said construction centerline laid out for BARKER DR; thence N 81°57'47" E a distance of 128.00 feet to a point 45.00 feet right of and opposite station 84+22.72 on said construction centerline laid out for BARKER DR; thence S 9°14'01" E a distance of 46.01 feet to a point 133.60 feet left of and opposite station 358+95.43(2) on said construction centerline laid out for SR 53; thence S 56°09'52" W a distance of 157.97 feet to a point 110.00 feet left of and opposite station 357+50.00(2) on said construction centerline laid out for SR 53; thence S 50°41'12" W a distance of 24.53 feet back to the point of beginning,

Containing 0.337 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

08/03/2022

DB: 9175

pg: 41-57

EXHIBIT "A"

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO.: 121780
PARCEL NO.: 42R
P.M. #: 3968
PARCEL SIZE: 0.625

Surplus area 42R

All that tract or parcel of land lying and being in Land Lot 71 of the 10th Land District of HALL County, Georgia, being more particularly described as follows:

Beginning at a point 60 feet left of and opposite station 81+37.77 on the construction centerline of Barker Drive on Georgia Highway Project No. STP-065-3(37) from the point of Beginning;

Said Point of Beginning also being the beginning of a curve, said curve having central angle $24^{\circ} 54' 13''$, radius 230.070 feet, chord bearing $N 74^{\circ} 53' 29'' W$, and chord distance 139.044 feet. Along the said curve for an arc distance of 141.252 feet to the end of the curve.

Thence proceeding $N 2^{\circ} 41' 19'' E$ for a distance of 103.635 feet to a point on the boundary.

Thence proceeding $S 89^{\circ} 51' 11'' E$ for a distance of 204.813 feet to a point on the boundary.

Thence proceeding $S 0^{\circ} 16' 00'' E$ for a distance of 179.806 feet to a point on the boundary.

Thence proceeding $N 64^{\circ} 36' 19'' W$ for a distance of 55.573 feet to a point on the boundary.

Thence proceeding $N 57^{\circ} 18' 11'' W$ for a distance of 30.980 feet to a point of Beginning.

Containing 0.626 acres more or less

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO. 121780
PARCEL NO.: 46R
P.M. #: 3968
PARCEL SIZE: 0.625

All that tract or parcel of land lying and being in 575 Georgia Militia District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 105.27 feet left of and opposite Station 357+27.41(2) on the construction centerline of SR 53 on Georgia Highway Project No. STP-065-3 (37) ; running thence N 9°14'00" W a distance of 157.15 feet to a point 40.91 feet right of and opposite station 82+63.48 on said construction centerline laid out for BARKER DR; thence S 59°43'46" E a distance of 47.80 feet to a point 60.00 feet right of and opposite station 83+00.00 on said construction centerline laid out for BARKER DR; thence N 81°57'47" E a distance of 128.00 feet to a point 45.00 feet right of and opposite station 84+22.72 on said construction centerline laid out for BARKER DR; thence S 9°14'01" E a distance of 46.01 feet to a point 133.60 feet left of and opposite station 358+95.43(2) on said construction centerline laid out for SR 53; thence S 56°09'52" W a distance of 157.97 feet to a point 110.00 feet left of and opposite station 357+50.00(2) on said construction centerline laid out for SR 53; thence S 50°41'12" W a distance of 24.53 feet back to the point of beginning,

Containing 0.337 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO.: 121780
PARCEL NO.: 48R-TRACT 1
P.M. #: 3968
PARCEL SIZE: 1.472

Surplus area 48R

All that tract or parcel of land lying and being in Land Lot 71 of the 10th Land District of HALL County, Georgia, being more particularly described as follows:

Beginning at a point 60 feet left of and opposite station 604+34.33 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37) from the point of Beginning.

Said Point of Beginning also being the beginning of a curve, said curve having central angle $10^{\circ} 29' 37''$, radius 546.000 feet, chord bearing $S 11^{\circ} 46' 34'' W$, and chord distance 122.717 feet. Along the said curve for an arc distance of 122.977 feet to the end of the curve.

Thence proceeding $N 84^{\circ} 40' 34'' W$ for a distance of 19.000 feet to the beginning of a curve, said curve having central angle $10^{\circ} 8' 27''$ radius 565.000 feet, chord bearing $S 3^{\circ} 36' 18'' W$, and chord distance 33.895 feet. Along the said curve for an arc distance of 33.9000 feet to the end of the curve.

Thence proceeding $S 88^{\circ} 06' 50'' E$ for a distance of 19.000 feet to the beginning of a curve, said curve having central angle $10^{\circ} 29' 37''$ radius 546.000 feet, chord bearing $S 3^{\circ} 05' 47'' E$, and chord distance 94.841 feet. Along the said curve for an arc distance of 94.960 feet to the end of the curve.

Thence proceeding $S 8^{\circ} 04' 46'' E$ for a distance of 57.701 feet to a point on the boundary.

Thence proceeding $S 73^{\circ} 14' 16'' W$ for a distance of 96.969 feet to a point on the boundary.

Thence proceeding $S 88^{\circ} 48' 33'' E$ for a distance of 104.153 feet to a point on the boundary.

Thence proceeding $N 02^{\circ} 33' 46'' W$ for a distance of 333.540 feet to a point on the boundary.

Thence proceeding $N 89^{\circ} 35' 58'' E$ for a distance of 225.771 feet to a point of Beginning.

Containing 1.472 acres more or less

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or

permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

P. I. NO.: 121780-
PARCEL NO.: 100R
COUNTY: Hall

Surplus area 100R

All that tract or parcel of land lying and being in Land Lot 71 of the 10 Land District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 46.00 feet left of and opposite Station 604+34.33 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37)

; running thence S 89°35'57.967" W a distance of 150.20 feet to a point 190.00 feet left of and opposite station 603+99.53 on said construction centerline laid out for SARDIS ROAD; thence S 89°35'57.967" W a distance of 75.57 feet to a point 263.36 feet left of and opposite station 603+87.02 on said construction centerline laid out for SARDIS ROAD; thence N 89°37'25.591" W a distance of 175.38 feet to a point 435.39 feet left of and opposite station 603+66.83 on said construction centerline laid out for SARDIS ROAD; thence N 0°07'23.406" E a distance of 284.99 feet to a point 525.74 feet left of and opposite station 605+05.24 on said construction centerline laid out for SARDIS ROAD; thence S 87°05'29.585" E a distance of 287.42 feet to a point 265.34 feet left of and opposite station 606+11.10 on said construction centerline laid out for SARDIS ROAD; thence N 14°00'44.413" E a distance of 149.05 feet to a point 55.00 feet left of and opposite station 111+71.70 on said construction centerline laid out for TAMMI LANE; thence N 14°00'44.413" E a distance of 35.83 feet to a point 22.00 feet left of and opposite station 111+85.65 on said construction centerline laid out for TAMMI LANE; thence S 53°04'32.998" E a distance of 213.83 feet to a point 21.98 feet left of and opposite station 109+71.82 on said construction centerline laid out for TAMMI LANE; thence S 17°04'21.700" E a distance of 58.14 feet to a point 58.00 feet left of and opposite station 607+17.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 60.00 feet to a point 58.00 feet left of and opposite station 606+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 32.50 feet to a point 54.13 feet left of and opposite station 606+34.73 on said construction centerline laid out for SARDIS ROAD; thence N 72°20'35.460" W a distance of 135.15 feet to a point 187.00 feet left of and opposite station 606+10.00 on said construction centerline laid out for SARDIS ROAD; thence S 16°53'29.915" W a distance of 30.59 feet to a point 181.00 feet left of and opposite station 605+80.00 on said construction centerline laid out for SARDIS ROAD; thence S 72°37'04.162" E a distance of 132.81 feet to a point 50.55 feet left of and opposite station 606+04.93 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 38.20 feet to a point 46.00 feet left of and opposite station 605+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 45.64 feet to a point 46.00 feet left of and opposite station 605+21.36 on said construction centerline laid out for SARDIS ROAD; thence southwesterly 95.040 feet along the arc of a curve (said curve having a radius of 546.000 feet and a chord distance of 94.920 feet on a bearing of S 23°12'55.126" W) back to the point of beginning. Containing 3.368 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

P. I. NO.: 121780-
PARCEL NO.: 100 -- Tract 5
COUNTY: Hall

Permanent Easement
Retained by GDOT

All that tract or parcel of land lying and being in Land Lot 71 of the 10 Land District of Hall County, Georgia, being more particularly described as follows:

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area as shown on the attached plat.

Beginning at a point 22.00 feet left of and opposite Station 111+85.65 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37)

; running thence S 53°04'32.998" E a distance of 213.83 feet to a point 21.98 feet left of and opposite station 109+71.82 on said construction centerline laid out for TAMMI LANE; thence S 17°04'21.700" E a distance of 58.14 feet to a point 58.00 feet left of and opposite station 607+17.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 50.00 feet to a point 58.00 feet left of and opposite station 606+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 32.50 feet to a point 54.13 feet left of and opposite station 606+34.73 on said construction centerline laid out for SARDIS ROAD; thence N 72°20'35.460" W a distance of 135.15 feet to a point 187.00 feet left of and opposite station 606+10.00 on said construction centerline laid out for SARDIS ROAD; thence N 68°45'01.446" E a distance of 118.44 feet to a point 110.00 feet left of and opposite station 607+00.00 on said construction centerline laid out for SARDIS ROAD; thence N 4°03'35.963" E a distance of 48.64 feet to a point 40.00 feet left of and opposite station 110+00.00 on said construction centerline laid out for TAMMI LANE; thence N 58°46'56.139" W a distance of 150.75 feet to a point 55.00 feet left of and opposite station 111+50.00 on said construction centerline laid out for TAMMI LANE; thence N 53°04'18.004" W a distance of 21.70 feet to a point 55.00 feet left of and opposite station 111+71.70 on said construction centerline laid out for TAMMI LANE; thence N 14°00'44.413" E a distance of 35.83 feet back to the point of beginning. Containing 0.330 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

EXHIBIT "A"

P. I. NO.: 121780-
PARCEL NO.: 100 - Tract 6
COUNTY: Hall

Permanent Easement
Retained by GDOT

All that tract or parcel of land lying and being in Land Lot 71 of the 10 Land District of Hall County, Georgia, being more particularly described as follows:

ALSO, granted is the right to construct and maintain any required slopes and utilities within the easement area as shown on the attached plat.

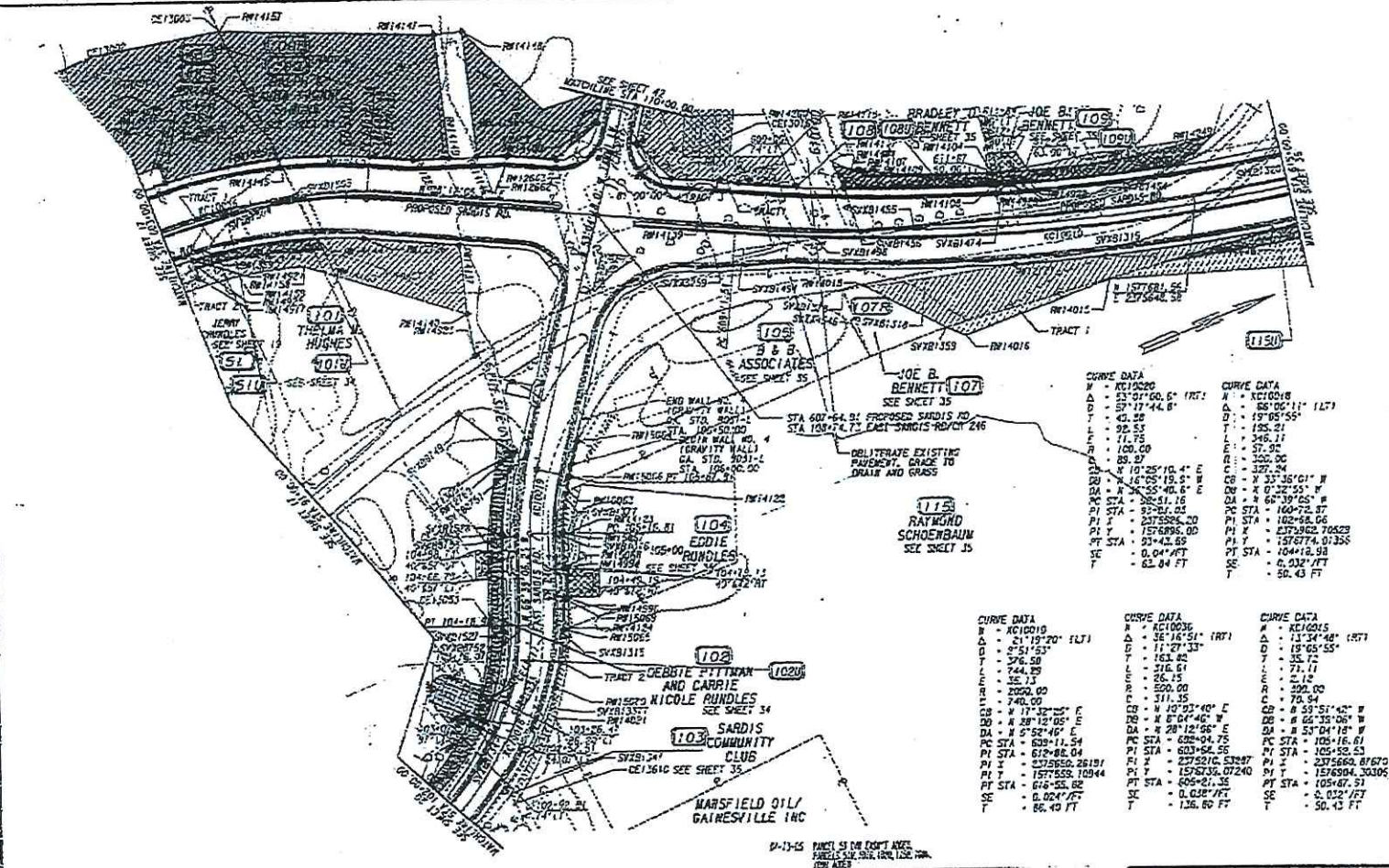
Beginning at a point 181.00 feet left of and opposite Station 605+80.00 on the construction centerline of Sardis Road on Georgia Highway Project No. STP-065-3(37)

; running thence S 72°37'04.162" E a distance of 132.81 feet to a point 50.55 feet left of and opposite station 606+04.93 on said construction centerline laid out for SARDIS ROAD; thence S 21°21'31.688" W a distance of 38.20 feet to a point 46.00 feet left of and opposite station 605+67.00 on said construction centerline laid out for SARDIS ROAD; thence S 28°12'05.672" W a distance of 45.64 feet to a point 46.00 feet left of and opposite station 605+21.36 on said construction centerline laid out for SARDIS ROAD; thence southwesterly 95.040 feet along the arc of a curve (said curve having a radius of 546.000 feet and a chord distance of 94.920 feet on a bearing of S 23°12'55.126" W) to the point 46.00 feet left of and opposite station 604+34.33 on said construction centerline laid out for SARDIS ROAD; thence S 89°36'57.967" W a distance of 150.20 feet to a point 190.00 feet left of and opposite station 603+99.53 on said construction centerline laid out for SARDIS ROAD; thence N 25°18'26.694" E a distance of 225.39 feet back to the point of beginning. Containing 0.617 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.







CURVE DATA	CURVE DATA	CURVE DATA
W - K100000	W - K100000	W - K100000
D - 57°17'44.8"	D - 57°17'44.8"	D - 57°17'44.8"
L - 105.21	L - 105.21	L - 105.21
E - 105.21	E - 105.21	E - 105.21
R - 100.00	R - 100.00	R - 100.00
CB - 88.87	CB - 88.87	CB - 88.87
DB - 10°25'10.4"	DB - 10°25'10.4"	DB - 10°25'10.4"
DA - 16°05'19.3"	DA - 16°05'19.3"	DA - 16°05'19.3"
PC STA - 286.51.16	PC STA - 286.51.16	PC STA - 286.51.16
PI STA - 92.01.02	PI STA - 92.01.02	PI STA - 92.01.02
PT STA - 237.5206.20	PT STA - 237.5206.20	PT STA - 237.5206.20
PI T - 157.6986.00	PI T - 157.6986.00	PI T - 157.6986.00
PT STA - 53°42.89	PT STA - 53°42.89	PT STA - 53°42.89
SC - 0.04' FT	SC - 0.04' FT	SC - 0.04' FT
SE - 62.04 FT	SE - 62.04 FT	SE - 62.04 FT

PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR

3. MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA

END LIMIT OF ACCESS.....ELA

LIMIT OF ACCESS

R/W AND LIMIT OF ACCESS

PERMANENT WATER MAIN EASEMENT

SCALE 1" = 40' FEET

50 100 200

PR

2144 PEARSON RD. INC.

2144 PEARSON RD. INC.

2144 PEARSON RD. INC.

EXHIBIT B

LAND LOT NO. 71

LAND DISTRICT NO. 16

GRID 575

GEORGIA

DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT: STP-065-3137

COUNTY: HALL

DATE: 12/20/01 SH 33 OF 44

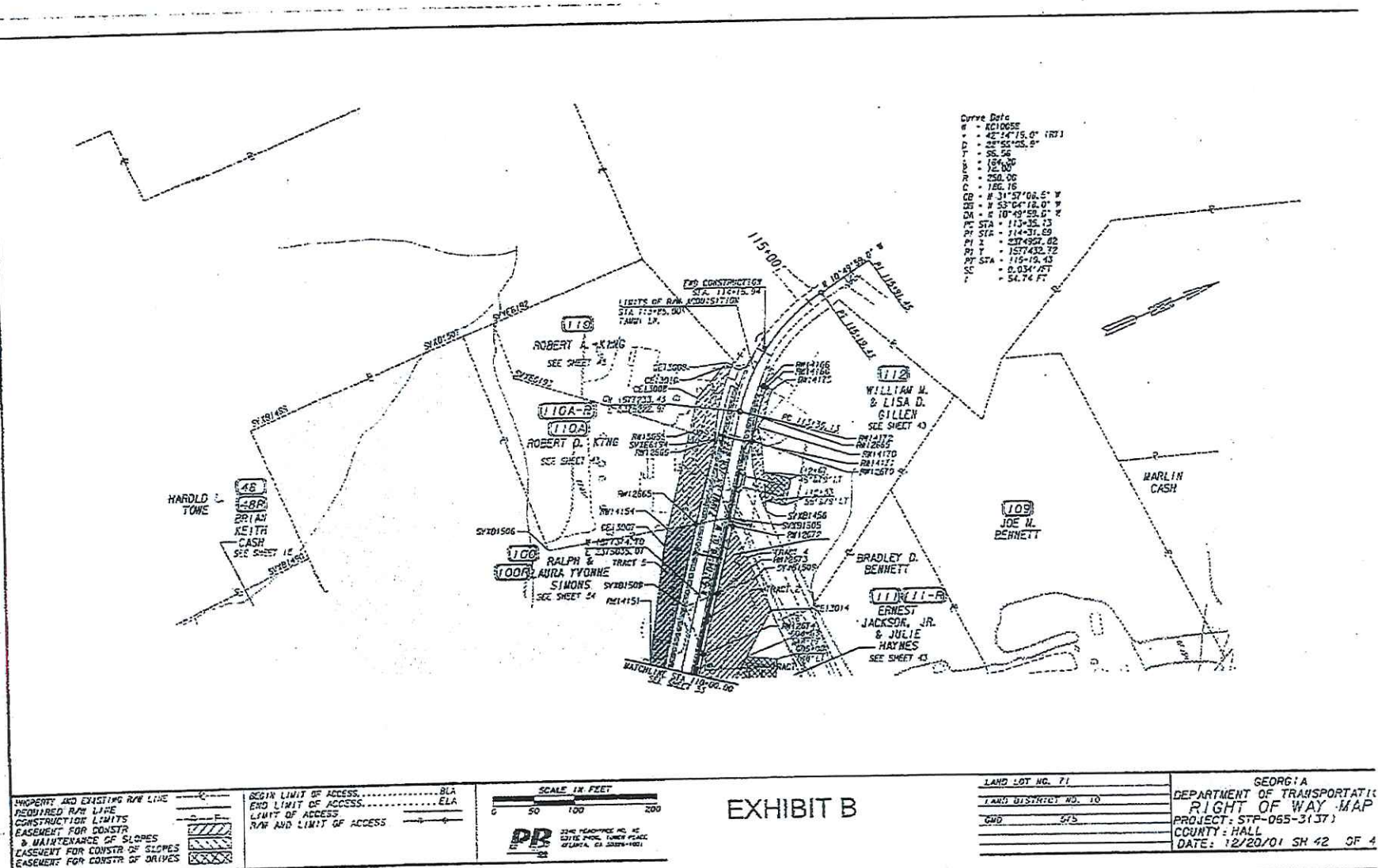




EXHIBIT B

To be filed in **HALL COUNTY****PT-61 069-2022-006966**

SECTION A – SELLER'S INFORMATION (Do not use agent's Information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Department of Transportation				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 600 W. Peachtree Street, NW				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30308 USA		DATE OF SALE 7/21/2022		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's Information)				2. Fair market value of Personal Property only	\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME America's Home Place, Inc.				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2144 Hilton Drive				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Highway 53 and Sardis Road			SUITE NUMBER
COUNTY HALL		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER DOT PROPERTY HAS NO TAX ID NO.	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

MAHONEY & BAKER, LLP
eFiled and eRecorded
DATE: 12/28/2022
TIME: 1:13 PM
DEED BOOK: 9244
PAGE: 1757-761
FILING FEES: \$25.00

TRANSFER TAX: \$0.00
PARTICIPANT ID: 5252153734
PT61: 069-2022-010978
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

**GEORGIA DEPARTMENT OF TRANSPORTATION
CORRECTIVE QUITCLAIM DEED**

600 West Peachtree Street NW, Atlanta GA 30308

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: STP-065-3(37)
PARCEL 46R, PI # 121780
PM # 3968

This Corrective Quitclaim Deed is being recorded to correct and replace the legal description of Parcel 46R in that Quitclaim Deed from the Georgia Department of Transportation to America's Home Place, Inc. dated July 21, 2022, and recorded in Deed Book 9175, Page 41, Clerk's Office, Hall County Superior Court.

THIS INDENTURE made this 14 day of November, 2022, between the **GEORGIA DEPARTMENT OF TRANSPORTATION**, an agency of the State of Georgia (herein called "Grantor") and **AMERICA'S HOME PLACE, INC.** (herein called "Grantee").

WITNESSETH: that the Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever QuitClaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that parcel of land as described in Exhibit "A" and shown on the attached plat marked as Exhibit "B".

TO HAVE AND TO HOLD the said described premises, together with all and singular the rights, privileges and appurtenances thereto, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, his heirs and assigns, forever.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

PMQCD

STATE OF GEORGIA
COUNTY OF FULTON

PROJECT: STP-065-3(37)
PARCEL 46R, PI # 121780
PM # 3968

IN WITNESS WHEREOF, the Grantor, acting by and through the Commissioner of the Department of Transportation, has hereunto caused the hand and seal of the Department of Transportation to be set to these presents the day and year first above written.

DEPARTMENT OF TRANSPORTATION
An agency of the State of Georgia

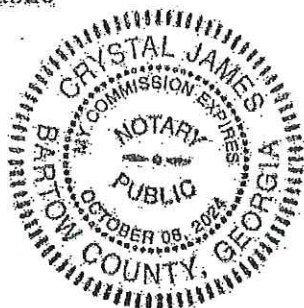
Signed, Sealed, and Delivered this the
14 day of November, 2022 in the
Presence of

David R. [Signature]
Witness

Crystal James
Notary Public

BY: *Russell R. McMurry* (Seal)
Russell R. McMurry, P.E.
Commissioner

ATTEST: *Angela O. Whitworth* (Seal)
Angela O. Whitworth
Treasurer



PMQCD

EXHIBIT "A"

PROJECT NO.: STP-065-3(37)
COUNTY: HALL
P. I. NO. 121780
PARCEL NO.: 46R
P.M. #: 3968
PARCEL SIZE: 0.579

All that tract or parcel of land lying and being in Land Lot 71 of the 10th Land District of Hall County, Georgia, being more particularly described as follows:

Beginning at a point 120.00 feet left of and opposite station 364+50.00(2) on the construction centerline of SR 53 Dawsonville Highway on Georgia Highway Project No. STP-065-3(37); running thence S 78°55'34.376" W for a distance of 62.03 feet to a point on the boundary; thence N 5°34'12.408" E for a distance of 103.05 feet to a point on the boundary; thence N 83°05'03.414" E for a distance of 189.01 feet to a point on the boundary; thence N 88°48'33.460" E for a distance of 104.15 feet to a point on the boundary; thence N 73°14'16.421" E for a distance of 96.97 feet to a point on the boundary; thence S 30°12'11.925" W for a distance of 49.31 feet to a point on the boundary; thence S 71°54'34.970" W for a distance of 325.00 feet back to the point of beginning.

Containing 0.579 acres more or less.

THIS CONVEYANCE IS MADE SUBJECT TO any existing easement, recorded or unrecorded, and any surface, subsurface and/or above ground utility facilities, existing or permitted by the Department of Transportation, and existing over, under or upon the property at the time of this sale.

PARCEL 40 TRACT 3				REC'D R/W	RW125
PWT	OFFSET	STATION	ALIGN		
	0151	602+76			
RW1492	45.00 R	602+91.71		SARD	
RW1492S	45.00 R	S 84° 40' 34.380" E		SARD	
RW1492S	45.00 R	S 84° 40' 34.380" E		SARD	
RW1492S	45.00 R	S 84° 40' 34.380" E		SARD	
CHORD BEAR	1.0277	12.060° W			
LNTH CHORD	1.0277				
DEGREE	12.060				
RW1491S	45.00 R	602+91.71		SARD	
RW1491S	45.00 R	S 84° 40' 34.380" E		SARD	
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RW1491S	45.00 R	S 84° 40' 34.380" E		SARD	
CHORD BEAR	1.0277	12.060° W			
LNTH CHORD	1.0277				
DEGREE	12.060				
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GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MA
PROJECT: STP-065-3137J
COUNTY: HALL
DATE: 12/20/01 SH 18 OF

To be filed in **HALL COUNTY****PT-61 069-2022-010978**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Department of Transportation				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 600 W. Peachtree Street, NW				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30308 USA		DATE OF SALE 11/14/2022		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME America's Home Place, Inc.				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2144 Hilton Drive				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Gainesville, GA 30501 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Highway 53 and Sardis Road			SUITE NUMBER
COUNTY HALL		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER DOT OWNED PROPERTY HAS NO T ...*	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

MAP & PARCEL NUMBER: DOT OWNED PROPERTY HAS NO TAX ID NO.