

After recording return to:
James R. Woodward
Gray, Pannell & Woodward LLP
336 Hill Street
Athens, Georgia 30601

STATE OF GEORGIA

COUNTY OF PAULDING

LIMITED WARRANTY DEED

THIS INSTRUMENT is made this 25th day of July, 2023, between the CITY OF DALLAS, GEORGIA, a municipal corporation of the State of Georgia, acting through its Mayor and Council (hereinafter referred to as “Grantor”) and the GEORGIA MUNICIPAL ASSOCIATION, INC. (hereinafter referred to as “Grantee”), and (the terms Grantor and Grantee to include their respective heirs, legal representatives, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, the real property described in Exhibit “A” attached hereto and by this reference incorporated herein and made a part hereof by this reference.

TO HAVE AND TO HOLD the above-described tract of parcel of land, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

AND, Grantor will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the lawful claims all persons claiming by or through Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this instrument the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF DALLAS, GEORGIA

Unofficial Witness

By: _____
Mayor

Notary Public

Attest:

Commission Expiration Date:

[NOTARIAL SEAL]

By: _____
Clerk

[SEAL]

[Limited Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lot 275, 2nd District, 3rd Section, Paulding County, Georgia, being situated within the city limits of Dallas, Georgia and being more particularly described as follows:

Commencing at a point, said point being the intersection of the rights-of-way of the southerly margin of West Memorial Drive and the westerly margin of Main Street if the straight tangents of said margins were extended to an intersection point; Thence from afore described intersection point, South 16 degrees 21 minutes 30 seconds East, a distance of 97.47 feet to a point on the westerly margin of Main Street and the TRUE POINT OF BEGINNING; Thence continuing South 16 degrees 21 minutes 30 seconds East, a distance of 78.62 feet to a point; Thence leaving said westerly margin of Main Street and running South 75 degrees 33 minutes 47 seconds West, a distance of 118.73 feet to a point; Thence North 13 degrees 54 minutes 29 seconds West, a distance of 173.39 feet to a point on the southerly margin of West Memorial Drive; Thence running along the southerly margin of West Memorial Drive and the westerly margin of Main Street the following courses and distances: North 74 degrees 13 minutes 22 seconds East, a distance of 32.45 feet to a point; Thence running along a curve to the right an arc distance of 31.06 feet (said arc being subtended by a chord with a bearing of North 79 degrees 10 minutes 32 seconds East, a chord distance of 31.01 feet and having a radius distance of 152.11 feet) to a point; Thence running along a curve to the right an arc distance of 22.68 feet (said arc being subtended by a chord with a bearing of South 83 degrees 51 minutes 47 seconds East, a chord distance of 22.53 feet and having a radius distance of 57.22 feet) to a point; Thence running along a curve to the right an arc distance of 18.91 feet (said arc being subtended by a chord with a bearing of South 63 degrees 17 minutes 30 seconds East, a chord distance of 18.82 feet and having a radius distance of 56.20 feet) to a point; Thence running along a curve to the right an arc distance of 17.52 feet (said arc being subtended by a chord with a bearing of South 42 degrees 17 minutes 41 seconds East, a chord distance of 17.48 feet and having a radius distance of 67.98 feet) to a point; Thence running along a curve to the right an arc distance of 27.60 feet (said arc being subtended by a chord with a bearing of South 26 degrees 49 minutes 19 seconds East, a chord distance of 27.56 feet and having a radius distance of 149.99 feet) to a point; Thence running along a curve to the right an arc distance of 31.02 feet (said arc being subtended by a chord with a bearing of South 17 degrees 39 minutes 48 seconds East, a chord distance of 31.00 feet and having a radius distance of 247.98 feet) to a point and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 0.440 acres and being more fully shown on that certain survey for The City of Dallas, Georgia as prepared by Carlton Rakestraw & Associates and dated June 20, 2023.