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Paulding County, GA

Return to:
Amber Whisner
Dallas DDA
129 E Memorial Dr
Dallas, GA 30132

**STATE OF GEORGIA
COUNTY OF PAULDING**

QUITCLAIM DEED

THIS INDENTURE, made this the 22th day of April, 2025, by THE CITY OF DALLAS, GA, as party of the first part, hereinafter called Grantor, to THE DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF DALLAS, GEORGIA as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever QUITCLAIM to the Grantee heirs and assigns, all right, title interest, claim or demand which the Grantor have or may have had in and to the following described property:

200 Lester Drive, Dallas, GA - Parcel 137.2.2.062.0000

ALL THAT tract or parcel of land lying and being in the 2nd District and 3rd Section of Paulding County, Georgia, and being part of Land Lot 274 and Land Lot 303, being more particularly described as follows:

TO REACH THE POINT OF BEGINNING, begin at the intersection of the East Right-of-way of a public street known as Dogwood Drive and the South Right-of-way of Georgia Highway 6, also known as the Dallas-Atlanta By-Pass, thence running South 19 degrees 43 minutes 51 seconds East a distance of 213.20 feet to an iron pin and the POINT OF BEGINNING; thence running South 23 degrees 36 minutes 46 seconds East a distance of 392.85 feet to an iron pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance of 44.46 feet to a creek; thence running along the center line of the creek for a distance of 732.92 feet, the traverse of the center line of the creek being described as South 13 degrees 28 minutes 29 seconds West for a distance of 16.64 feet; thence running South 13 degrees, 45 minutes 38 seconds East for a distance of 45.35 feet; thence running South 46 degrees 00 minutes 35 seconds East for a distance of 22.44 feet; thence running South 19 degrees 36 minutes 51 seconds East for a distance of 22.78 feet; thence running South 06 degrees 38 minutes 21 seconds West for a distance of 71.31 feet; thence running South 12 degrees 26 minutes 43 seconds West for a distance of 39.07 feet; thence running South 01 degrees 29 minutes 38 seconds West for a distance of 27.23 feet; thence running South 10 degrees 41 minutes 14 seconds East for a distance of 24.81 feet; thence running South 20 degrees 50 minutes 18 seconds West for a distance of 28.53 feet; thence running South 17 degrees 21 minutes 59 seconds West for a distance of 28.84 feet; thence running South 07 degrees 23

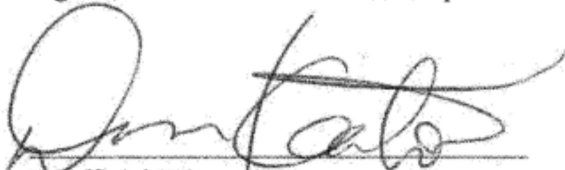
minutes 05 seconds West for a distance of 64.77 feet; thence running South 05 degrees 08 minutes 35 seconds West for a distance of 52.06 feet; thence running South 06 degrees 09 minutes 43 seconds West for a distance of 36.14 feet; thence running South 27 degrees 16 minutes 26 seconds West for a distance of 36.51 feet; thence running South 14 degrees 22 minutes 43 seconds East for a distance of 30.01 feet; thence running South 03 degrees 03 minutes 54 seconds East for a distance of 41.32 feet; thence running South 12 degrees 56 minutes 12 seconds West for a distance of 27.45 feet; thence running South 07 degrees 53 minutes 49 seconds West for a distance of 31.92 feet; thence running South 10 degrees 17 minutes 44 seconds West for a distance of 32.34 feet; thence running South 23 degrees 15 minutes 13 seconds West for a distance of 53.40 feet to a point; thence leaving the center line of said creek and running South 89 degrees 06 minutes 56 seconds East for a distance of 317.63 feet to an iron pin; thence running along the West right-of-way of a public street known as Foster Ave South 16 degrees 06 minutes 44 seconds West (ARC=31.10' and RAD=350.20') for a distance of 31.09 feet to an iron pin; thence running north 89 degrees 06 minutes 56 seconds West for a distance of 300.00 feet to an iron pin; thence running South 67 degrees 18 minutes 38 seconds West for a distance of 455.65 feet to an iron pin, thence running North 17 degrees 28 minutes 28 seconds West for a distance of 212.96 feet to an iron pin; thence running North 02 degrees 28 minutes 47 seconds East for a distance of 474.77 feet to an iron pin; thence running North 03 degrees 17 minutes 26 seconds East for a distance of 235.25 feet to an iron pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance of 415.33 feet to an iron pin; thence running North 23 degrees 36 minutes 46 seconds West for a distance of 376.69 feet to an iron pin; thence running North 68 degrees 19 minutes 41 seconds East for a distance of 40.02 feet and the POINT OF BEGINNING.


The Tract of Land described also being known as 200 Lester Drive, Dallas Georgia and being more fully shown by plat of survey prepared by Crusselle, Rakestraw and Associates, and dated October 20, 1988. Said plat of survey being made a part hereof by reference thereto.

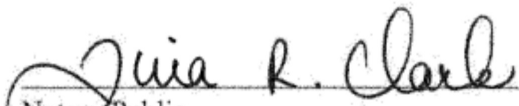
TO HAVE AND TO HOLD said described premises to the said Grantee, its heirs and assigns, FEE SIMPLE, so that neither Grantor nor their heirs, nor any other person or persons claiming under them shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and affixed his seal the day and the year above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness


L. JAMES KELLY, MAYOR,
CITY OF DALLAS, GA
Grantor


Notary Public
My commission expires:



151-248

WARRANTY DEED

Paulding County Ga
Real Estate Transfer Tax

Paid \$ NONE

NEW ERA PRINT, DALLAS, GA

Date

7th day of NOVEMBER
1974

STATE OF GEORGIA,

PAULDING County.
(Deputy Clerk) Superior Court

THIS INDENTURE, made this 7th day of NOVEMBER
in the year of our Lord One Thousand Nine Hundred and EIGHTY-EIGHT
between JOHN MARK COVINGTON, M.D.

of the State of GEORGIA and County of PAULDING of the first part
and the CITY OF DALLAS, GEORGIA

of the State of GEORGIA and County of PAULDING of the second part.

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum
of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,
has granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto
the said part Y of the second part, its heirs and assigns, all that tract or
parcel of land lying and being in the Second District and Third Section of Paulding County,
Georgia, and being a part of original Land Lot 274 and Land Lot 303, being more
particularly described as follows:

TO REACH THE POINT OF BEGINNING, begin at the intersection of the East
Right-of-way of a public street known as Dogwood Drive and the South Right-
of-way of Georgia Highway 6, also known as the Dallas-Atlanta By-Pass, thence
running South 19 degrees 43 minutes 51 seconds East a distance of 214.20
feet to an iron pin and the POINT OF BEGINNING; thence running South 23
degrees 36 minutes 46 seconds East a distance of 392.85 feet to an iron
pin; thence running South 89 degrees 57 minutes 48 seconds East for a distance
of 44.46 feet to a creek; thence running along the center line of the creek
for a distance of 732.92 feet, the traverse of the center line of the
creek being described as South 13 degrees 28 minutes 29 seconds West for
a distance of 16.64 feet; thence running South 13 degrees, 45 minutes 38
seconds East for a distance of 45.35 feet; thence running South 46 degrees
00 minutes 35 seconds East for distance of 22.44 feet; thence running
South 19 degrees 36 minutes 51 seconds East for distance of 22.78 feet;
thence running South 06 degrees 38 minutes 21 seconds West for distance of
71.31 feet; thence running South 12 degrees 26 minutes 43 seconds West for
a distance of 39.07 feet; thence running South 01 degrees 29 minutes 38
seconds West for a distance of 27.23 feet; thence running South 10 degrees
41 minutes 14 seconds East for a distance of 24.81 feet; thence running
South 20 degrees 50 minutes 18 seconds West for a distance of 28.53 feet;
thence running South 17 degrees 21 minutes 59 seconds West for a distance
of 28.84 feet; thence running South 07 degrees 23 minutes 05 seconds West
for a distance of 64.77 feet; thence running South 05 degrees 08 minutes
35 seconds West for a distance of 52.06 feet; thence running South 06
degrees 09 minutes 43 seconds West for a distance of 36.14 feet; thence
running South 27 degrees 16 minutes 26 seconds West for a distance of 36.51
feet; thence running South 14 degrees 22 minutes 43 seconds East for a
distance of 30.01 feet; thence running South 03 degrees 03 minutes 54
seconds East for a distance of 41.32 feet; thence running South 12 degrees
56 minutes 12 seconds West for a distance of 27.45 feet; thence running
South 07 degrees 53 minutes 49 seconds West for a distance of 31.92 feet;
thence running South 10 degrees 17 minutes 44 seconds West for a distance of
32.34 feet; thence running South 23 degrees 15 minutes 13 seconds West for
a distance of 53.40 feet to a point; thence leaving the center line of said
creek and running South 89 degrees 06 minutes 56 seconds East for a distance
of 317.63 feet to an iron pin; thence running along the West right-of-way of
a public street known as Foster Ave South 16 degrees 06 minutes 44 seconds
West (ARC=31.10' and RAD=350.20') for a distance of 31.09 feet to an iron
pin; thence running North 89 degrees 06 minutes 56 seconds West for a distance
of 300.00 feet to an iron pin; thence running South 67 degrees 18 minutes
38 seconds West for a distance of 455.65 feet to an iron pin; thence running
North 17 degrees 28 minutes 28 seconds West for a distance of 212.96 feet to
an iron pin; thence running North 02 degrees 28 minutes 47 seconds East for a
distance of 474.77 feet to an iron pin; thence running North 03 degrees 17
minutes 26 seconds East for a distance of 235.25 feet to an iron pin; thence
running South 89 degrees 57 minutes 48 seconds East for a distance of 45.33
feet to an iron pin; thence running North 23 degrees 36 minutes 46 seconds
West for a distance of 376.69 feet to an iron pin; thence running North 68
degrees 19 minutes 41 seconds East for a distance of 40.02 feet and the
POINT OF BEGINNING.

TO HAVE AND TO HOLD the said bargained premises, 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 ITSELE the said part Y of the second part, ITS heirs and assigns forever, IN FEE SIMPLE.

And the said part Y 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 part Y of the second part, ITS heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part Y of the first part ha S hereunto set HIS hand and affixed HIS seal, the day and year above written.

Signed, sealed and delivered in the presence of

John Mark Covington } (Seal)
 JOHN MARK COVINGTON, S.O. }
 _____ } (Seal)
 _____ } (Seal)
 _____ } (Seal)
 _____ } (Seal)

Thomas C. Sanders
 Thomas C. Sanders, S.P.



Thomas C. Sanders
 N.P.

RECORDED 11-11-88
 SYLVIA G. STRICKLAND, CLERK
 SUPERIOR COURT, PAULDING CO.

BOOK - 151 PAGE 249

WARRANTY DEED

FROM

TO

Georgia, _____ County

Clerk's Office Superior Court.

Filed for Record at _____ o'clock _____ M.

Recorded in Book _____, Folio _____, 19____

_____, Clerk

NOTICE:
 THE RECORD OF THIS INSTRUMENT IS AVAILABLE FOR THE
 CLERK'S OFFICE SUPERIOR COURT
 PAULDING COUNTY, GA.

THE TRACT OF LAND DESCRIBED ON THE REVERSE SIDE OF THIS INSTRUMENT IS MORE FULLY SHOWN BY PLAT OF SURVEY PREPARED BY CRUSSELL, BAKERSTRAW AND ASSOCIATES, AND DATED OCTOBER 20, 1988. SAID PLAT OF SURVEY BEING MADE A PART HEREOF BY REFERENCE THERETO.

STANDARD WARRANTY DEED



STATE OF GEORGIA,

PAULDING County.

THIS INDENTURE, made this 1st day of March in the year of our Lord One Thousand Nine Hundred and Seventy-Eight

between John M. Covington, M. D., and Joy Worthy Goodman

of the State of Georgia and County of Paulding of the first part

and John M. Covington, M. D.

of the State of Georgia and County of Paulding of the second part

WITNESSETH; That the said part ies of the first part, for and in consideration of the sum of Ten Dollars and other valuable goods DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns, all that tract or parcel of

land lying and being in the second district and third section of Paulding County, Georgia in the city of Dallas and being part of original land lots Nos. 274 and 303, more fully described as follows:

Being twelve (12) acres, more or less, out of the west side of original land lot number 274, and being all of said lot lying on the west side of a branch which runs through said lot from south to north and south of the By-Pass Road. Said property being bounded on the south and west by the original line, on the north by the By-Pass Road and on the east by the aforesaid branch.

Also, three (3) acres, more or less, out of original land lot number 303, described as beginning at a point on Foster Street where the north original line of said lot intersects with the said street; thence running south along the western side of Foster Street a distance of 30 feet; thence running in a westerly direction on a straight line parallel with said north line, a distance of 300 feet, more or less, to the south-west line; thence running in a southwest direction a distance of 455 feet more or less, to the northwest corner of the H. G. Edmonson property; thence in a western direction along the north line of the J. W. Hay property a distance of 271 1/2 feet to the south-east corner of the Gilbert T. Durham property; thence north along the east line of the Gilbert T. Durham property a distance of 60 feet; thence west along the north line of the Gilbert T. Durham property a distance of 100 feet to Highland Avenue; thence running north along the east side of Highland Avenue a distance of 71 feet to the W. H. Crew property; thence running east along the south boundary of the W. H. Crew property to the northwest corner of land lot number 303 and continuing along the north original line of land lot number 303 to Foster Street and the point of beginning.

(Excluded from the above legal description are the private residence properties of John M. Covington, M. D. and Coleman Camp.)

Paulding County, Ga. Real Estate Transfer Tax Paid \$20.00 Date 3-10-78 C. D. Furman (Clerk) Superior Court

TO HAVE AND TO HOLD the said bargained promises, 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..... the said part Y of the second part, his heirs and assigns, forever, IN FEE SIMPLE.

And the said parties..... of the first part, for..... their..... 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 lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties... of the first part have..... hereunto set..... their..... hand..... and affixed their..... seal....., the day and year above written.

Signed, sealed and delivered in the presence of

Dianne Bone
Dianne Bone

Shirley White, NP.

Joy W. Goodman (Seal)
John M. Covington, M.D. (Seal)

..... (Seal)
..... (Seal)

Shirley White, NP, Seal Affixed

WARRANTY DEED

FROM

John M. Covington, M. D., and
Joy Worthy Goodman

TO

John M. Covington, M. D.

March 14, 1978

Georgia, Paulding.....County
Clerk's Office, Superior Court.

Filed for Record ato'clock.....M.
....., 19.....

Recorded in Book.....Folio.....
....., 19.....

....., Clerk

80-110

WARRANTY DEED

NEW ERA PRINT, DALLAS, GA.

STATE OF GEORGIA, Paulding County.

THIS INDENTURE, made this 18th day of August in the year of our Lord One Thousand Nine Hundred and Seventy-Two between John M. Covington, M. D. & James B. Goodman, D.D.S.

of the State of Georgia and County of Paulding of the first part and John M. Covington, M. D. & Joy Worthy Goodman

of the State of Georgia and County of Paulding of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE GOODS DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in The Second District and Third Section of Paulding County, Georgia, in the City of Dallas and being part of original Land Lots Numbers 274 and 303, more fully described as follows: Being 12 acres more or less out of the west side of original land lot number 274, and being all of said lot lying on the west side of a branch which runs through said lot from south to north and south of the By-Pass Road. Said property being bounded on the south and west by the original line on the north by the By-Pass Road and on the east by the aforesaid branch.

Also, three acres more or less out of original land lot number 303, described as beginning at a point on Foster Street where the north original line of the said lot intersects with the said street; thence running south along the western side of Foster Street a distance of 30 feet; thence running in a westerly direction on a straight line parallel with said north line, a distance of 300 feet, more or less to the south west line; thence running in a southwest direction a distance of 455 feet more or less to the northwest corner of the H. G. Edmonson property; thence in a western direction along the north line of the J. W. Hay property a distance of 271 1/2 feet to the south-east corner of the Gilbert T. Durham property; thence north along the east line of the Gilbert T. Durham property a distance of 60 feet; thence west along the north line of the Gilbert T. Durham property a distance of 100 feet to Highland Avenue; thence running north along the east side of Highland Avenue a distance of 71 feet to the W. H. Crew property; thence running east along the south boundary of the W. H. Crew property to the northwest corner of land lot number 303 and continuing along the north original line of land lot number 303 to Foster Street and the point of beginning.

EXCLUDED FROM THE ABOVE LEGAL DESCRIPTION ARE THE PRIVATE RESIDENCE PROPERTIES OF JOHN M. COVINGTON AND HECTOR J. CURIEL AND TOBEY G. CURIEL. LEGAL DESCRIPTIONS OF THESE TWO (2) EXCLUSIONS ARE ATTACHED.

(see other side)

Paulding County, Ga.
Real Estate Transfer Tax
Paid \$ 1.50
Date 3-10-78
C.M. Turner
(Clerk) (Deputy Clerk) Superior Court

TO HAVE AND TO HOLD the said bargained premises, 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 them the said parties of the second part, their heirs and assigns forever, IN FEE SIMPLE.

And the said parties of the first part, for their heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said parties of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and affixed their seal, the day and year above written.

John M. Covington, MI

Signed, sealed and delivered in the presence of

Sarah C. Garay
Norma D. Flynn, NP
Shirley White, NP

John M. Covington, NP (Seal)
James B. Goodman (Seal)

_____ (Seal)

Form No. 23

Shirley White, NP, Seal Affixed

Sarah C. Garay

WARRANTY DEED

FROM

John M. Covington, M. D.
and
James B. Goodman, D. D. S.

TO

John M. Covington, M. D.
and
Joy Worthy Goodman

August 18, 1972

Georgia, Paulding County

Clerk's Office Superior Court.

Filed for Record at 3:10 o'clock P. M.

March 10, 1978

Recorded in Book 8-0, Folio 110

March 13, 1978

C. M. Turner, Clerk



3W-119

WARRANTY DEED

State of Georgia, PAULDING County.

THIS INDENTURE, made this 17th day of March, in the year of our Lord One Thousand Nine Hundred and Fifty-Six between B. J. Jones, of the State of Ga. and County of Paulding, of the first part, and John M. Covington & James B. Goodman, of the State of Ga. and County of Paulding, of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of Eight Thousand Five Hundred (\$8,500.00) DOLLARS,

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part his, her or their heirs and assigns, all that tract or parcel of land lying and being in the second district and third section of Paulding County, Georgia in the city of Dallas and being part of original land lots numbers 274 and 303, more fully described as follows: Being 12 acres more or less out of the West side of original land lot number 274, and being all of said lot lying on the west side of a branch which runs through said lot from South to North and South of the By-Pass Road. Said property being bounded on the South and West by the Original line, on the North by the by-pass road and on the east by the aforesaid branch. Also, three acres more or less out of original land lot number 303, described as, BEGINNING at a point on Foster Street where the North original line of the said lot intersects with the said street; thence running south along the western side of Foster Street a distance of 30 feet; thence running in a westerly direction on a straight line parallel with said North line, a distance of 300 feet, more or less to the Southwest line; thence running in a southwest direction a distance of 455 feet more or less to the northwest corner of the H.G. Edmondson property; thence in a western direction along the north line of the J.W. Hay property a distance of 27 1/2 feet to the Southeast corner of the Gilbert T. Durham property; thence north along the East line of the Gilbert T. Durham property a distance of 60 feet; thence west along the North line of the Gilbert T. Durham property a distance of 100 feet to Highland Avenue; thence running North along the East side of Highland Avenue a distance of 71 feet to the W. H. Crew property; thence running East along the South Boundary of the W. H. Crew to the Northwest corner of land lot number 303 and continuing along the North original line of land lot Number 303 to Foster Street and the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together 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, heirs and assigns forever, in FEE SIMPLE.

And the said party of the first part, for himself, herself or their 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, her or their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his, her, or their hand and affixed his, her, or their seal, the day and year above written. Signed, sealed and delivered in the presence of

J. H. Tibbitts } B. J. Jones (Seal)
Preston F. Jones, N.P. Seal Affixed } (Seal)
DEPUTY }
Filed 3/21/61 2:30 PM Sylvia G. Strickland Clerk. } (Seal)
Recorded March 21/1961 }

WARRANTY DEED

State of Georgia, PAULDING County.

THIS INDENTURE, made this 22nd day of March, in the year of our Lord One Thousand Nine Hundred and Fifty-Six between Alvin Morris, of the State of Ga. and County of Paulding, of the first part, and W.M. Townsend, of the State of Ga. and County of Paulding, of the second part.

WITNESSETH: That the said part of the first part, for and in consideration of the sum of Two Thousand Two Hundred and 00/100 DOLLARS,

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part his, her or their heirs and assigns, all that tract or parcel of land lying and being in the Second District and third Section of Paulding County, Georgia and being a part of original lot of land number 423 and described as follows: BEGINNING AT AN IRON STAKE SET on the south side of the road Dallas, Ga. to Draketown, Ga. Dirt Road that runs from Dallas by the Old Carter Place and to the Paved Highway Number 120 at Butler's old Store place; said stake being 20 feet more or less from the Northeast corner of the room dwelling and running thence westward along south side of said Dirt road a distance of 70 yards, thence South a distance of 70 yards; thence East a distance of 70 yards; thence Northward a distance of 70 yards same being the point of beginning. Said tract of land containing one acre and having located thereon one three room dwelling that stands just west of the Old Matthews's old home place.



After Recording Return to:

City of Dallas
129 E. Memorial Drive
Dallas, GA 30132

**PERMANENT SANITARY SEWER EASEMENT TOGETHER
WITH A TEMPORARY CONSTRUCTION EASEMENT**

1. For and in consideration of the sum of one dollar (\$1.00) in hand paid, and other good and valuable considerations, **AMH DEVELOPMENT, LLC.**, as party or parties of the first part, hereinafter called Grantor, hereby grants unto **CITY OF DALLAS, GEORGIA, a political subdivision of the State of Georgia**, as party or parties of the second part, hereinafter referred to as Grantee, a temporary construction easement ("Temporary Construction Easement") for the purpose of installing and constructing sewer lines for conveyance and transportation of sanitary sewer together with a permanent and perpetual sanitary sewer easement ("Permanent Sewer Easement") (together with the Temporary Construction Easement, the "Easements") for the purpose of operation, relocation, extension, inspection, maintenance, repair, alteration, modification, redesign, reconstruction, replacement and removal of said sewer lines over, through and across the following lands, owned by Grantor, to wit:

All that tract or parcel of land lying and being in Land Lot 274, 2nd District, 3rd Section of Paulding County, as shown on plat of survey prepared Carlton Rakestraw & Associates on July 25, 2025, drawn by W.C.R.3, approved by W.C.R, for City of Dallas, GA, and being more particularly described in **Exhibit "A"** attached hereto and incorporated herein (the "Easement Area").

2. Termination of Temporary Construction Easement. The Temporary Construction Easement granted herein shall automatically terminate upon completion or abandonment of the Work and the Parties agree to execute and record a termination thereof upon request of either Party.
3. Maintenance. Grantee, its successors and assigns, shall keep and maintain the sewer lines and associated valves, meters, pipes and other usual fixtures and appurtenances in good condition and repair and shall perform all maintenance of the lines as may be reasonably necessary to keep such conditions and state of repair. Grantor, its successors and assigns, shall have full use of the surface of the Sewer Easement Area; provided however, Grantor shall not interfere with the proposed use of the Easements.

4. Notice: All notices and other communications under this Agreement shall be in writing and shall be deemed duly given if personally delivered (with signed receipt and deemed received upon delivery), mailed by certified mail, return receipt requested, first class, postage prepaid (and deemed received upon the next business day after being sent by certified mail), or via email:

If to Grantor, to: AMH Development, LLC
 Attn: Legal Department
 23975 Park Sorrento, 3rd Floor
 Calabasas, CA 91302

If to Grantee, to: City of Dallas
 Attn: Sanitary Sewer Dept.
 129 E. Memorial Drive
 Dallas, GA 30132

5. Insurance. Grantee and its contractors shall maintain workers' compensation, commercial general liability, and automobile liability insurance with industry-standard coverage limits. All policies shall name Grantor and its affiliates as additional insureds. Proof of coverage shall be provided upon request.
6. Restoration. Upon completion of any work within the Easement Area, the Grantee shall restore the Easement Area the condition it was in prior to the commencement of work, including but not limited to, the re-sodding of any areas that are disturbed.
7. Indemnification. Grantee agrees to indemnify and hold harmless the Grantor and its current, former, and future parent companies (direct and indirect), subsidiaries, affiliates, partnerships, joint ventures, lenders, servicers, shareholders, directors, officers, managers, members, employees, agents, attorneys, insurers, representatives, successors, and assigns from any and all claims, losses, damages, expenses, actions, or suits arising from or related to Grantee's use of the Easements.

The Easements granted and described above shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the Grantee.

[signatures on following page]

WITNESS, the hand and seal of the undersigned, this the 9th day of September, 2025.

GRANTOR:

Signed, sealed and delivered in the Presence of:

[Handwritten Signature]

Witness

[Handwritten Signature]

AMH Development, LLC, a Delaware limited liability company (Authorized Signer)

Nora Christina Mckewen

Notary Public

My commission expires on the 29 day of June, 2028.



GRANTEE:

Signed, sealed and delivered in the Presence of:

[Handwritten Signature]

Witness

[Handwritten Signature]

CITY OF DALLAS, GEORGIA, a political subdivision of the State of Georgia

Tina R. Clark

Notary Public

My commission expires on the 23 day of Oct, 2028

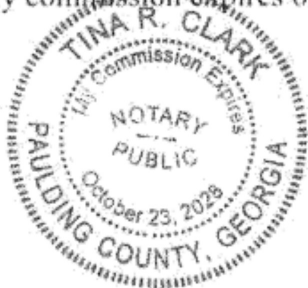
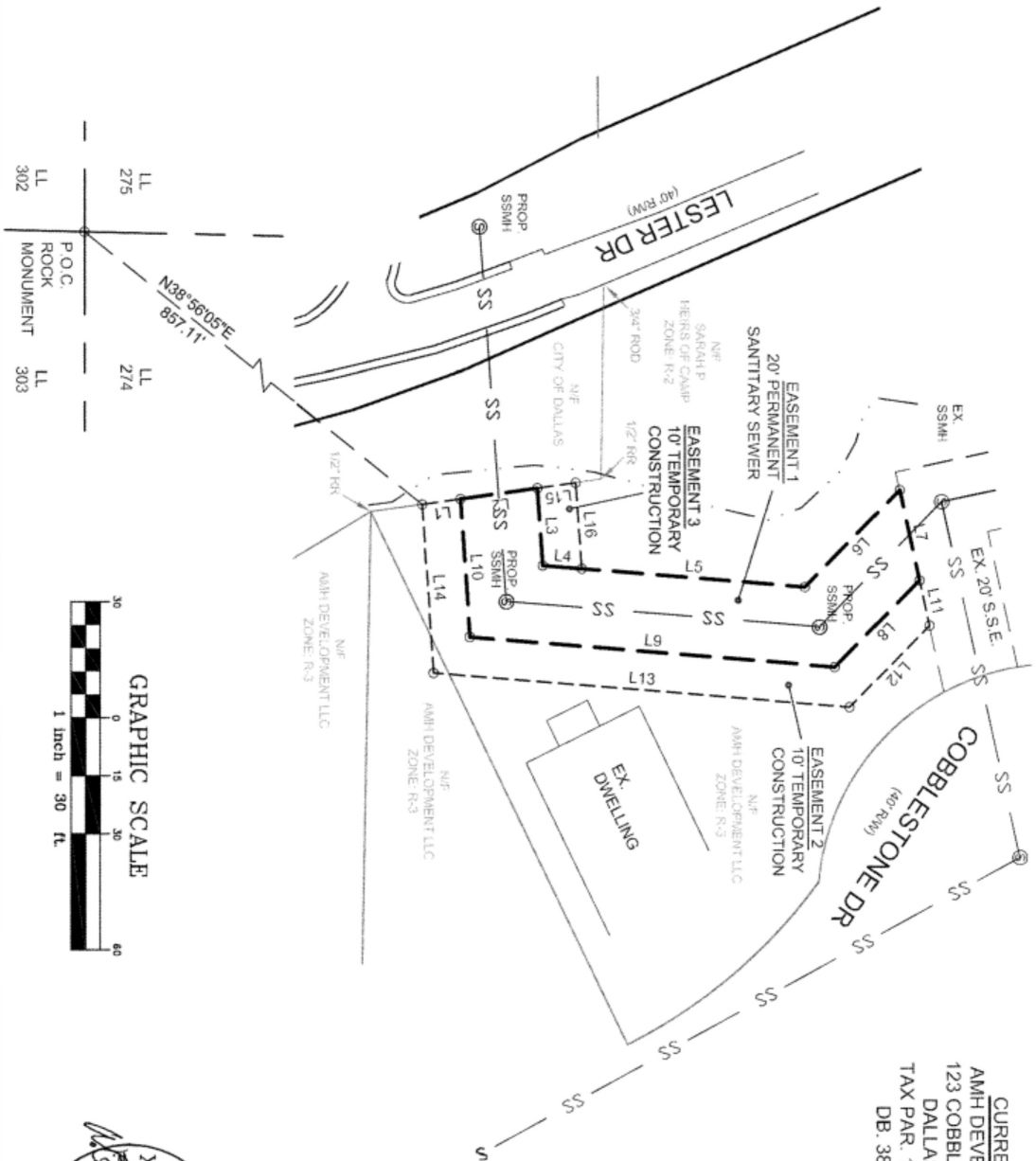


EXHIBIT "A"

LINE	BEARING	LENGTH
L1	N08°02'34"W	10.02
L2	N08°02'34"W	20.05
L3	N85°55'29"E	20.06
L4	N04°38'09"E	10.12
L5	N04°38'09"E	57.92
L6	N45°42'20"W	35.08
L7	N77°36'24"E	23.93
L8	S45°42'20"E	31.33
L9	S04°38'09"W	94.61
L10	S85°55'29"W	35.84
L11	N77°36'24"E	11.97
L12	S45°42'20"E	29.46
L13	S04°38'09"W	107.89
L14	S85°55'29"W	43.74
L15	N08°02'34"W	10.02
L16	N85°55'29"E	22.29

AREAS
 EASEMENT 1 - 2,850 SF (PERMANENT)
 EASEMENT 2 - 1,714 SF (CONSTRUCTION)
 EASEMENT 3 - 212 SF (CONSTRUCTION)

- LEGEND**
- IRON PIN SET
 - RR REINFORCING ROD
 - CM CONCRETE MONUMENT
 - (F) FOUND
 - (D) DISTURBED
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - LL L&L
 - W- WATER MAIN
 - EP- EDGE OF PAVEMENT
 - SS- SANITARY SEWER
 - CL- CENTERLINE
 - PP POWER POLE
 - GW GUY WIRE
 - WH WATER HYDRANT
 - WV WATER VALVE
 - EL ELEVATION
 - B.M. BENCH MARK
 - SSE SANITARY SEWER EASEMENT
 - SSMH SANITARY SEWER MANHOLE



CURRENT OWNER
 AMH DEVELOPMENT LLC
 123 COBBLESTONE DRIVE
 DALLAS, GA 30132
 TAX PAR. 115.4.4.037.0000
 DB. 3845 PG. 347



SANITARY SEWER EASEMENT FOR
CITY OF DALLAS, GA

LOCATED IN LAND LOT(S) - 274
 2nd DISTRICT, 3rd SECTION
 DALLAS, PAULDING COUNTY, GEORGIA

PROJECT NO. PA4344
 PLAT FILE # SS EXHIBIT
 DATE: 7-25-25
 DRAWN BY: W.C.R.3
 APPROVED BY: M.C.R.

CARLTON RAKESTRAW & ASSOCIATES
 REGISTERED LAND SURVEYORS
 2203 CHARLES HARDY PKWY DALLAS, GEORGIA 30157
 PHONE: 770-443-2200 FAX: 770-443-2200