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WARRANTY DEED

DEED BOOK 4904 PAGES 933 - 935

FILING FEES: \$25.00

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Sheila Butler, Superior Court Clerk
Paulding County, GA

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367 WEST MEMORIAL DRIVE
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**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF PAULDING

FILE #: 23-0063

THIS INDENTURE made this 2nd day of March, 2023, between PAULDING COUNTY INDUSTRIAL BUILDING AUTHORITY, as party or parties of the first part, hereinunder called Grantor, and HELPING HANDS OF PAULDING COUNTY, INC., as party or parties 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 the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 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 by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

PAULDING COUNTY INDUSTRIAL
BUILDING AUTHORITY



Witness



BY: TOMMY MORRIS, AS
CHAIRMAN



Notary Public
My Commission Expires:

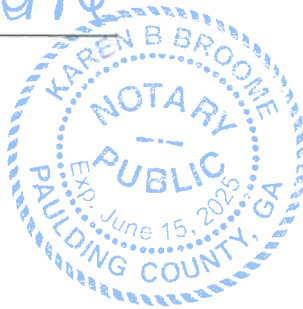


EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 281 of the 2nd District, 3rd Section, Paulding County, Georgia and being more fully described as follows:

To find the TRUE POINT OF BEGINNING, begin at the common land lot corner of Land Lots 281, 282, 295 & 296; thence running south 89 degrees 16 minutes 03 seconds east along the south land lot line of Land Lot 281 a distance of 171.13 feet to an iron pin; thence running north 00 degrees 15 minutes 11 seconds east a distance of 53.81 feet to an iron pin and the TRUE POINT OF BEGINNING; thence running north 00 degrees 31 minutes 34 seconds east a distance of 84.80 feet to an iron pin located on the southerly right of way of George T. Bagby Drive (a 50 foot right of way); thence running south 89 degrees 43 minutes 33 seconds east along said right of way a distance of 21.11 feet to a point; thence running south 89 degrees 44 minutes 57 seconds east along said right of way a distance of 57.99 feet to a point; thence running south 89 degrees 56 minutes 14 seconds east along said right of way a distance of 173.06 feet to a point; thence running northeasterly in an arc along said right of way a distance of 213.84 feet to a point (said arc being subtended by a chord line running north 66 degrees 25 minutes 29 seconds east a distance of 206.07 feet); thence running north 38 degrees 33 minutes 01 second east along said right of way a distance of 59.58 feet to a point; thence running north 28 degrees 07 minutes 05 seconds east along said right of way a distance of 114.82 feet to a point; thence running north 28 degrees 23 minutes 10 seconds east along said right of way a distance of 46.40 feet to a point located at the intersection of the southeasterly right of way of George T. Bagby Drive (a 50 foot right of way) and the southwesterly right of way of Dallas Industrial Drive (a 50 foot right of way); thence running southeasterly in an arc along the southwesterly right of way of Dallas Industrial Drive a distance of 37.01 feet to a point (said arc being subtended by a chord line running south 78 degrees 12 minutes 21 seconds east a distance of 36.93 feet); thence running south 78 degrees 43 minutes 20 seconds east along said right of way a distance of 120.96 feet to an iron pin; thence running south 42 degrees 25 minutes 27 seconds west a distance of 441.59 feet to an iron pin; thence running north 89 degrees 44 minutes 49 seconds west a distance of 411.99 feet to an iron pin, said point being the TRUE POINT OF BEGINNING.

Said tract being 1.73 acres as shown on a plat prepared for Helping Hands of Paulding County, Inc. by Tibbitts Land Surveying, Inc., dated December 20, 2022, certified by Judson R. Tibbitts, RLS #3051, said plat being incorporated herein and made a part of this description by reference.