

eFiled and eRecorded
DATE: 11/02/2022
TIME: 9:09 AM
DEED BOOK: 4860
PAGE: 894 - 900
FILING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 2835806959
PARTICIPANT ID: 7067927936
PT61: 1102022009613
RECORDED BY: SG
CLERK: Sheila Butler
Paulding County, GA

Tax Parcels: 151.2.3.003.0000 & 151.3.2.001.0000

STATE OF GEORGIA
COUNTY OF GWINNETT

PREPARED BY AND RETURN TO:
GEOSAM CAPITAL US (GEORGIA) LLC
2170 SATELLITE BOULEVARD, SUITE 425
DULUTH, GEORGIA 30097

QUITCLAIM DEED OF GIFT

THIS DEED made this 18th day of October, 2022, between **GEOSAM CAPITAL US (GEORGIA) LLC**, A Delaware limited liability company (the "Grantor") and **PAULDING COUNTY LAND DEVELOPMENT, LLC**, a Delaware limited liability company (as "Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns, where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has bargained, sold and conveyed, and by these presents does hereby bargain, sell, remise, release, and forever quit-claim unto Grantee all the right, title, interests, claim or demand which the said Grantor has, or may have had, in and to the following described property, to-wit:

SEE EXHIBIT "A"

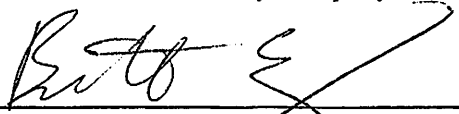
with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

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

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


GRANTOR


GEOSAM CAPITAL US (GEORGIA), LLC
a Delaware limited liability company

By: 

Brett Embry
Authorized Signatory

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:



UNOFFICIAL WITNESS


NOTARY PUBLIC

MY COMMISSION EXPIRES



Legal Description

TRACT 1

All that tract of land lying in or being in Land Lots 444, 493, and 516, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the southwest corner of Land Lot 444, said point also being the northwest corner of Land Lot 493, the northeast corner of 494 and southeast corner of 443, THEN running North 01 degree 41 minutes 56 seconds East along the west line of Land Lot 44 to the south right of way of Happy Valley Road (60 feet wide) then the following courses along said right of way: North 81 degrees 03 minutes 18 seconds East for 67.60 feet to a point; THEN 184.12 feet along the arc of a curve to the right, said curve having a radius of 718.19 feet and a chord bearing North 88 degrees 11 minutes 50 seconds East for 183.62 feet to a point; THEN South 84 degrees 27 minutes 52 seconds East for 85.10 feet to a point; THEN South 88 degrees 04 minutes 49 seconds East for 104.92 feet to a point; THEN South 88 degrees 04 minutes 49 seconds West for 125.00 feet to the westerly right of way (50 feet wide right of way) of Arbor Creek Drive; THEN leaving Happy Valley Road and running along the west side of Arbor Creek Drive South 01 degree 55 minutes 11 seconds East for 88.52 feet to a point;

THEN leaving the west right of way of Arbor Creek North 88 degrees 04 minutes 49 seconds West for 125.00 feet to a point; THEN South 02 degrees 01 minute 17 seconds West for 175.06 feet to a point; THEN South 11 degrees 48 minutes 24 seconds West for 366.23 feet to a point; THEN South 01 degree 12 minutes 22 seconds West for 792.44 feet to a point; THEN South 03 degrees 45 minutes 50 seconds West for 76.49 feet to a point; THEN South 14 degrees 39 minutes 35 seconds East for 188.23 feet to a point; THEN South 58 degrees 50 minutes 02 seconds West for 135.89 feet to a point; THEN South 28 degrees 57 minutes 28 seconds West for 115.21 feet to a point; ; THEN South 03 degrees 28 minutes 59 seconds West for 138.10 feet to a point; THEN South 20 degrees 57 minutes 48 seconds East for 112.22 feet to a point; THEN South 68 degrees 56 minutes 38 seconds West for 53.36 feet to a point; THEN 21.03 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet and a chord bearing North 86 degrees 57 minutes 41 seconds West for 20.41 feet to a point; THEN 49.05 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet and a chord bearing South 89 degrees 01 minute 50 seconds West for 47.11 feet to a point; THEN North 29 degrees 04 minutes 20 seconds West for 90.76 feet to a point; THEN South 55 degrees 06 minutes 49 seconds West for 120.50 feet to a point on the west line of Land Lot 516 and the west line of Land Lot 515; THEN along said common Land Lot line then continuing onto the common line between Land Lots 493 to the east and 494 to the west North 00 degree 00 minute 53 seconds East for 1810.93 feet to the northwest corner of Land Lot 493 and the POINT OF BEGINNING.

Said tract of land being described above having an area of 17.339 acres of land more or less along with all improvements and is subject to all valid encumbrances.

AND

All that tract of land lying in or being in Land Lots 494, 495, 514, 515, 566, and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the northeast corner of Land Lots 494, said point also being the southeast corner of Land Lot 443, the southwest corner of Land Lot 444, and also being the northwest corner of Land Lot

444, THEN running South 00 degrees 00 minutes 53 seconds West along the east line of Land Lot 494 then the east line of 515 for 2721.01 feet to a point;

THEN South 75 degrees 15 minutes 23 seconds West for 126.86 feet to a point; THEN South 58 degrees 02 minutes 28 seconds West for 349.35 feet to a point; THEN South 76 degrees 16 minutes 40 seconds West for 236.39 feet to a point; THEN North 76 degrees 46 minutes 20 seconds West for 172.12 feet to a point; THEN North 86 degrees 08 minutes 58 seconds West for 69.58 feet to a point; THEN South 53 degrees 56 minutes 03 seconds West for 218.85 feet to a point; THEN North 65 degrees 25 minutes 20 seconds West for 94.69 feet to a point; THEN North 25 degrees 37 minutes 13 seconds West for 199.15 feet to a point; THEN North 60 degrees 55 minutes 05 seconds West for 135.97 feet crossing from Land Lot 566 into Land Lot 567 to a point; THEN South 70 degrees 57 minutes 05 seconds West for 203.18 feet to a point on the easterly boundary of Pod F; THEN running along the westerly boundary of Pod D also being the easterly boundary of Pod F the following courses: North 12 degrees 44 minutes 31 seconds West for 89.01 feet to a point; THEN North 26 degrees 23 minutes 57 seconds West for 202.99 feet to a point; THEN North 24 degrees 25 minutes 56 seconds West for 504.03 feet to a point; THEN North 14 degrees 38 minutes 54 seconds West for 208.23 feet to a point;

THEN North 00 degrees 59 minutes 16 seconds West for 236.01 feet to a point; THEN North 19 degrees 00 minutes 39 seconds East for 256.05 feet to a point; THEN North 05 degrees 22 minutes 24 seconds East for 165.23 feet to a point on the North line on Land Lot 514; THEN leaving the easterly boundary of Pod E South 87 degrees 41 minutes 16 seconds East for 362.81 feet along the north line of Land Lot 514 to a point; THEN continuing along the north line of Land Lot 514 South 88 degrees 56 minutes 41 seconds East for 191.87 feet to the northeast corner of Land Lot 514, said point also being the southeast corner of Land Lot 495, the southwest corner of Land Lot 494, and the northwest corner of Land Lot 515;

THEN leaving said common Land Lot corner, North 00 degrees 36 minutes 11 seconds East along the west line of Land Lot 494 and east line of Land Lot 495 for 890.65 feet to a point; THEN leaving said Land Lot Line and crossing into Land Lot 495 North 74 degrees 35 minutes 36 seconds West for 863.13 feet to a point on the easterly right of way of Cole Lake Road (60 foot width); THEN proceed along the following courses running along said easterly road right of way: North 22 degrees 11 minutes 07 seconds East for 33.07 feet to a point; THEN continuing along the arc of a curve turning to the right with an arc length of 221.19, a radius of 1000.00 feet, and a chord bearing North 30 degrees 42 minutes 13 seconds East for 220.74 feet to a point; THEN North 45 degrees 57 minutes 05 seconds East for 56.12 feet to a point on the north line of Land Lot 495 and south line of Land Lot 442 ;

THEN leaving said right of way and running along the common line between Land Lot 495 to the south and 442 to the north South 88 degrees 49 minutes 14 seconds East for 671.72 feet to a point on the northeast corner of Land Lot 495; THEN South 87 degrees 19 minutes 32 seconds East along the north line of Land Lot 494 and south line of Land Lot 443 for 1255.27 feet to the northeast corner of Land Lot 494 Point at the POINT of BEGINNING.

Said tract of land being described above having an area of 111.193 acres of land more or less along with all improvements and is subject to all valid encumbrances.

LESS AND EXCEPT

All that tract of land lying in or being in Land Lot 444, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south right of way of Happy Valley Church Road (variable width right of way) with the westerly right of way of Arbor Creek Drive (50 feet wide right of way) THEN running South 01 degree 55 minutes 11 seconds West along the west side of Arbor Creek Drive for 88.52 feet to a point; THEN leaving said right of way South 88 degrees 04 minutes 49 seconds West along the north line of Lot 396 of The Arbors at Silver Trail for 125.00 feet to the northwest corner of said Lot 396; THEN leaving the north line of Lot 396 North 01 degree 55 minutes 11 seconds East for 88.52 feet to a point on the south right of way of Happy Valley Church Road; THEN South 88 degrees 04 minutes 49 seconds East along the south right of way of Happy Valley Church Road for 125.00 feet to the west right of way of Arbor Creek Drive and the POINT OF BEGINNING.

Said tract of land being described above has an area of 11,065 Square Feet or 0.254 acre of land, more or less, and is subject to all valid easements or other encumbrances.

TRACT 2

All that tract of land lying in or being in Land Lot 514, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the northwest corner of Land Lot 514, said point also being the northeast corner of Land Lot 513, the southeast corner of Land Lot 496, and southwest corner of Land Lot 495, THEN leaving said Land Lot corner and running along the north line of Land Lot 514 South 87 degrees 39 minutes 00 second East for 185.68 feet to the westerly right of way (60 feet wide right of way) of Cole Lake Road;

THEN running along said right of way the following courses: 74.03 along the arc of a curve to the right, said curve having a radius of 2292.14 feet and a chord bearing South 37 degrees 52 minutes 02 seconds West for 74.02 feet to a point; THEN 242.11 along the arc of a curve to the left, said curve having a radius of 2292.14 feet and a chord bearing South 28 degrees 22 minutes 14 seconds West for 240.77 feet to a point; THEN South 17 degrees 56 minutes 56 seconds West for 95.11 to the west line of Land Lot 514;

THEN leaving said road right of way and running along said Land Lot line North 00 degree 33 minutes 52 seconds East for 368.40 feet to the northwest corner of Land Lot and the POINT OF BEGINNING.

Said tract of land contains 0.636 acre of land more or less along with all improvements and is subject to all valid encumbrances.

AND

BEGINNING at the intersection on the Northerly line of Land Lot 514 and the Southeasterly right of way of Cole Lake Road (60 foot width) and leaving said right of way and South 87 degrees 41 minutes

16 seconds East for 572.64 feet to a point; THEN South 05 degrees 22 minutes 24 seconds West for 165.23 feet to a point; THEN South 19 degrees 00 minutes 39 seconds West for 256.05 feet to a point; THEN South 00 degrees 59 minutes 16 seconds East for 236.01 feet to a point; THEN South 14 degrees 38 minutes 54 seconds East for 77.11 feet to the southeast corner of this subject parcel which is also the northeast corner of Pod F; THEN along the southerly border of Pod E also being the northerly side of Pod F North 85 degrees 30 minutes 26 seconds West for 397.69 feet to a point; THEN North 78 degrees 07 minutes 53 seconds West for 193.85 feet to a point; THEN South 84 degrees 25 minutes 24 seconds West for 148.44 feet to the easterly right of way of Cole Lake Road; THEN leaving the common north boundary between Pods E and F and continuing on the road right of way 276.50 feet along the arc of a curve to the right, said curve having a radius of 588.15 feet and a chord bearing North 04 degrees 28 minutes 52 seconds East for 273.96 feet to a point; THEN North 17 degrees 56 minutes 56 seconds East for 130.91 feet to a point; THEN 220.28 feet along the arc of a curve to the right, said curve having a radius of 605.51 feet and a chord bearing North 28 degrees 22 minutes 14 seconds East for 219.07 feet to a point; THEN 117.34 feet along the arc of a curve to the left said curve having a radius of 2352.14 feet and a chord bearing North 37 degrees 21 minutes 48 seconds East for 117.33 feet to the Point of BEGINNING.

Said Tract 1 described above containing 10.98 acres of land more or less along with all improvements and is subject to all valid encumbrances.

TRACT 3

All the tract of land lying in or being in Land Lots 514 and 567, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Land Lot 567 also being the south line of Land Lot 514 with the east right of way of Cole Lake Road (60 foot width) THEN leaving said Land Lot line and running along said right of way North 02 degrees 29 minutes 27 seconds West for 68.26 feet to a point; THEN continuing 319.24 feet along the arc of a curve to the left, said curve having a radius of 2815.95 feet and a chord bearing North 05 degrees 44 minutes 19 seconds West for 319.07 feet to a point; THEN North 08 degrees 59 minutes 12 seconds West for 281.58 feet to the northwest corner of Pod F and the southwest corner of Pod E;

THEN leaving the easterly right of Cole Lake Road, proceed along the northerly boundary of Pod F also being the south boundary of Pod E the following calls: North 84 degrees 25 minutes 24 seconds West for 148.44 feet to a point; THEN South 78 degrees 07 minutes 53 seconds East for 193.85 feet to a point; THEN South 85 degrees 30 minutes 26 seconds East for 397.69 feet to the northeast corner of Pod F and southeast corner of Pod E;

THEN leaving said point proceed along the east line of Pod F also being the west side of Pod D the following courses: South 14 degrees 38 minutes 54 seconds East for 131.12 feet to a point; THEN South 24 degrees 25 minutes 56 seconds East for 504.03 feet to a point; THEN crossing from Land Lot 514 into Land Lot 567 South 26 degrees 23 minutes 57 seconds East for 202.99 feet to a point; THEN South 12 degrees 44 minutes 31 seconds East for 89.01 feet to the southwest corner of Pod D;

THEN continue along the east side of Pod F and the west side of Pod C South 12 degrees 44 minutes 31 seconds East for 89.77 feet to a point; THEN South 01 degrees 40 minutes 14 seconds East

for 105.19 feet to a point; THEN South 10 degrees 49 minutes 34 seconds West for 111.96 feet to a point; THEN South 20 degrees 05 minutes 30 seconds West for 145.47 feet to a point on the north property line of Abney;

THEN proceed along the following calls along the common boundary with Abney: North 85 degrees 58 minutes 59 seconds West for 82.02 feet to a point; THEN North 87 degrees 12 minutes 42 seconds West for 21.64 feet to a point; THEN North 89 degrees 54 minutes 36 seconds West for 101.59 feet to a point; THEN North 89 degrees 42 minutes 37 seconds West for 208.01 feet to a point; THEN South 88 degrees 39 minutes 44 seconds West for 57.21 feet to a point; THEN South 89 degrees 52 minutes 20 second West for 181.56 feet to a point; THEN South 88 degrees 31 minutes 49 seconds West for 99.04 feet to a point; THEN North 88 degrees 54 minutes 20 seconds West for 52.03 feet to a point; THEN North 88 degrees 28 minutes 57 seconds West for 43.22 feet to a point; THEN South 89 degrees 16 minutes 06 seconds West for 53.07 feet to a point; THEN North 78 degrees 51 minutes 42 seconds West for 170.52 feet to a point on the easterly right of way of Cole Lake Road;

THEN proceed along the following calls along said right of way: North 19 degrees 50 minutes 35 seconds East for 166.51 feet to a point; THEN 378.10 feet along the arc of a curve to the left, said curve having a radius of 970.00 feet with a chord bearing North 08 degrees 40 minutes 34 seconds East for Page 1 of 2

375.71 feet to a point; THEN continuing along said right of way North 02 degrees 29 minutes 27 seconds West for 120.74 feet to the north line of Land Lot 567 and the Point of BEGINNING.

Said tract of land being described above contains 27.626 acres of land more or less along with all improvements and is subject to all valid encumbrances.

AND

All the tract of land lying in or being in Land Lot 514, 2nd District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Land Lot 514 also being the north line of Land Lot 567 with the east right of way of Cole Lake Road (60 foot width) THEN leaving said right of way ; North 89 degrees 20 minutes 45 seconds West for 53.28 feet to the northwest corner of Land Lot 567, said point also being the southwest corner of Land Lot 514; ; THEN along the west line of Land Lot 514 North 00 degree 34 minutes 32 seconds East for 466.95 feet to a point on the westerly side of Cole Lake Road;

THEN proceed along the following calls along said right of way: South 08 degrees 59 minutes 12 seconds East for 93.07 feet to a point; THEN 312.44 feet along the arc of a curve to the right, said curve having a radius of 2755.77 feet and a chord bearing South 05 degrees 44 minutes 19 seconds East for 312.27 feet to a point; THEN South 02 degrees 29 minutes 27 seconds East for 64.97 feet to the POINT OF BEGINNING.

Said tract of land being described above contains 0.347 acre of land more or less along with all improvements and is subject to all valid encumbrances.