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After Recording Return To:
Daniel T. Strain, Jr.
McCamy Law Firm
411 West Crawford Street
Dalton, Georgia 30720
(706) 278-4499

Name: Whitfield Co.
File No: 22RE0118

SPECIAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WHITFIELD.

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, **City of Dalton**, (hereinafter, whether singly or more than one, the “Grantor”), do hereby sell and convey unto **Whitfield County, Georgia**, a political subdivision of the State of Georgia, (hereinafter, whether singly or more than one, the “Grantee”), its successors and assigns, the following described property:

A certain tract or parcel of land lying and being in Land Lot 220 of the 12th District and 3rd Section of Whitfield County, Georgia, being in the City of Dalton, Georgia and being more particularly described as follows, to wit: BEGINNING at an iron pin located at the northeast intersection of Capps Street with School Street; thence north 00 degrees 52 minutes east along the east right of way of Capps Street a distance of 461.78 feet to an iron pin located at the southwest corner of that tract of land conveyed by the City of Dalton to the Directors of Dalton Regional Library by Warranty Deed of record in Deed Book 648, Page 116, Whitfield County, Georgia, Clerk’s Records; thence south 89 degrees 08 minutes east along the south line of said Dalton Regional Library property a distance of 189.92 feet to an iron pin; thence south 00 degrees 52 minutes west 466.96 feet to an iron pin located on the north right of way of School Street; thence north 87 degrees 20 minutes west along the north right of way of School Street 190 feet to the POINT OF BEGINNING.

This Deed is conveyed pursuant to that certain Resolution of the Mayor and Council of the City of Dalton dated the 17th day of January, 2023.

TO HAVE AND TO HOLD said lands and appurtenances unto said **Whitfield County, Georgia**, a political subdivision of the State of Georgia, its administrators and assigns, in fee simple. This property is conveyed subject to easements, restrictions and covenants of record in so far as the same may lawfully affect the above-described property.

AND THE SAID Grantor, its administrators and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, its administrators and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor have hereunto set their hand and affixed their seal this _____ day of January, 2023.

City of Dalton, Georgia

BY: _____ (SEAL)
Mayor

Attest: _____ (SEAL)
Clerk

Signed, sealed and delivered this _____ day of January, 2023 in the presence of:

WITNESS

NOTARY PUBLIC

1000

CADDES STREET 20' E W

N 20' 30" E
40' 00"

SE Side Corner of Storm Drainage Enclosure

6.004 ACRES

220-12-21.20

424.56
200' 00" W

150' 00" S
26' 00" E

N 17' 00" W
10' 00"

SCHOOL STREET

CITY OF DALTON, THE
(SENIOR CITIZENS)
(PART BLOCK MAP 4)

SURVEY FOR
CITY OF DALTON
200' 00" W

COMMERCIAL and INDUSTRIAL
PROPERTY RECORD CARD
WHITFIELD COUNTY, GEORGIA

(E1) Exempt 01 OLD CARD REVISED 1980

PROPERTY OWNER
CITY OF DALTON

SCALE 1" = 10'

CONSTRUCTION DATA				
BUILDING	1	2	3	4
1. Senior Citz	Wood		X	
2.	Steel			
3.	Rf. Concrete			
4.	Notes			
ROOF TYPE				
Slab	Flat			
Gable				
Hip				
Notes				
SUB-STRUCTURE				
Slab				
Piers				
Continuous Wall	X			
Conc. Bemt Floor				
Finished Bemt				
Notes				
WALL FRAME				
Wood - Light	X			
Wood - Heavy				
Conc. Block				
Tile				
Brick				
Rf. Concrete				
Steel				
Rf. Conc. @ Steel				
Stone				
Notes				
EXTERIOR WALLS				
Sheathing				
Unfinished				
Roll				
Sheet				
Shingles				
Composition				
Metal				
Stucco				
Wood				
Tile				
Concrete Block				
Common Brick				
Face Brick	X			
None				
Plain Front				
Average Front				
Elaborate Front				
Notes				

PHOTO NO. **82** PARCEL NO. **220-12-21.020**

SUBDIVISION **Block Map** BLOCK **43**

City of Dalton (Senior Citz)

NOTES

SENIOR CITIZEN SITE NEAREST MARKET

MI. TO GR. SCH. _____ OF DALTON _____ (COUNTY SEAT)

H.S. _____ CHURCH _____

SEE BACK FOR DEED REPORT

FBI L 32242
B 169909

NO.	CLASS	AREA	RATE	FLATS	REPL. COST	AGE	COND.	ADJ.	VALUE
A	Good	4.032	27.96		112,735	100			112,735
A	Good	6.532	29.96		192,500	100			192,500
A	Good	1.532	71.52		458,088	98			458,088
A	Senior Ctz	11.405			112,735	99			112,735

ACRES	QUANTITY - TYPE DESCRIPTION	DIMENSIONS SQUARE FEET	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
2.02		88,165	25				22,041
2.02		88,165					76,556

YEAR	VALUE 1980	VALUE 1985	VALUE 1990	VALUE 1998	VALUE 19	VALUE 19
LAND	22,041	22,041	60,129	76,556		
IMPRS	112,735	192,500	458,088	1,118,459		
TOTAL	134,776	214,541	518,210	1,195,015		

302 CAPPES ST.

PROPERTY ADDRESS

PLOTTED DRAWN BY **WEE** DATE **5/18/81**

RANDOM CLASSIFIED BY _____ DATE _____

DEED RECORDS:

LOTS OR DESCRIPTION (Continued)	584-278, 575-279, 575-278, 619-126, 619-127, 619-128, 619-129, 619-124, 399-157,
	199-387, 405-118, 165-472, 272-64, 272-68, 578-134, 591-101, 560-159, 560-158, 279-28, 560-106, 352-259,
	259-9, 323-256, 299-83, 581-169, 542-136, 583-108, 583-109, 583-119

PLOT PLAN GRAPH

RANDOM PLOTTED

1" = 100'

