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## LIMITED WARRANTY DEED

**Georgia, Whitfield County**

**THIS INDENTURE** made this \_\_\_\_ day of \_\_\_\_\_, 2018, between the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantor, and **P&O Packaging LLC**, a Delaware limited liability company, Grantee.

The words “Grantor” and “Grantee” whenever used herein shall include all individuals, corporations and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

**THE GRANTOR**, for and in consideration of the sum of ten dollars and other valuable considerations, in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said Grantee all that tract or parcel of land as more particularly described in Exhibit “A” attached hereto, reference to which is hereby made and incorporated herein by reference.

**THIS CONVEYANCE** is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

**TO HAVE AND TO HOLD** the said tract of land, 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 Grantee forever, in Fee Simple, the said Grantor hereby covenanting that

the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

**IN WITNESS WHEREOF**, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered  
In the presence of:

**City of Dalton, Georgia**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Notary Public

Attest: \_\_\_\_\_  
Clerk

My commission expires:

[Notarial Seal]

[Seal]

## **EXHIBIT "A"**

### **Tract No. 1:**

All that tract or parcel of land lying and being in Land Lot No. 276 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for P & O Packaging Acquisition, LLC by William C. White, Georgia Registered Land Surveyor No. 2947, dated April 14, 2015, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the east right of way line of Needham Drive (50' R/W, f/k/a Dee Street), said point being located in an southerly direction, as measured along said right of way line, a distance of 1,016.85 feet from the point of intersection of said right of way line with the south right of way line of Grace Street; thence south 79 degrees 58 degrees 53 seconds east a distance of 328.86 feet to an iron pin; thence south 11 degrees 30 feet 20 seconds west a distance of 117.67 feet to an iron pin; thence south 80 degrees 10 minutes feet 20 seconds west, along the north right of way line of the Southern Railway Company Spur, a distance of 193.09 feet; running in a westerly direction, along the north right of way line of the Southern Railway Company Spur, along a curve to the left (550.0' Radius) an arc distance of 129.68 feet, said curve being subtended by a chord bearing of south 73 degrees 25 feet 03 seconds west, and a chord length of 129.38 feet; thence south 66 degrees 39 feet 45 seconds west, along the north right of way line of the Southern Railway Company Spur, a distance of 72.41 feet to an iron pin; thence north 16 degrees 30 feet 44 seconds east, along the east right of way line of Needham Drive, a distance of 282.75 feet to the TRUE POINT OF BEGINNING.

### **Tract No. 2:**

All that tract or parcel of land lying and being in Land Lot No. 276 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for P & O Packaging Acquisition, LLC by William C. White, Georgia Registered Land Surveyor No. 2947, dated April 14, 2015, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the east right of way line of Needham Drive (50' R/W, f/k/a Dee Street), said point being located in an southerly direction, as measured along said right of way line, a distance of 1,377.75 feet from the point of intersection of said right of way line with the south right of way line of Grace Street; thence north 66 degrees 39 feet 45 seconds east, along the south right of way line of the Southern Railway Company Spur, a distance of 122.49 feet; thence running in an easterly direction, along the south right of way line of the Southern Railway Company Spur, along a curve to the right (490.0' Radius) an arc distance of 115.54 feet, said curve being subtended by a chord bearing of north 73 degrees 25 minutes 03 seconds east, and a chord length of 115.27 feet; thence north 80 degrees 10 minutes 20 seconds east, along the south right of way line of the Southern Railway Company Spur, a distance of 169.75 feet to an iron pin; thence south 11 degrees 25 feet 21 seconds west a distance of 85.09

feet to an iron pin; thence south 23 degrees 58 feet 16 seconds west a distance of 131.23 feet to an iron pin; thence south 64 degrees 20 feet 21 seconds west a distance of 517.24 feet to an iron pin; thence north 26 degrees 01 feet 05 seconds east, along the east right of way line of Needham Drive a distance of 48.60 feet; thence north 25 degrees 57 feet 19 seconds east along the east right of way line of Needham Drive, a distance of 80.06 feet; thence north 25 degrees 52 feet 27 seconds east, along the east right of way line of Needham Drive, a distance of 177.84 feet; thence north 16 degrees 30 feet 44 seconds east, along the east right of way line of Needham Drive, a distance of 43.00 feet to the TRUE POINT OF BEGINNING.

GRANTOR HEREBY RESERVES an easement for the construction, maintenance and operation of the two gas metering regulating stations located on the above described property all as more particularly described and delineated on the plat of survey prepared for P & O Packaging Acquisition, LLC by William C. White, Georgia Registered Land Surveyor No. 2947, dated April 14, 2015 and recorded in Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_, Whitfield County, Georgia Land Records.

GRANTOR HEREBY RESERVES an easement for ingress and egress to and from the two gas metering regulating stations located on the above described property all as more particularly described and delineated on the plat of survey prepared for P & O Packaging Acquisition, LLC by William C. White, Georgia Registered Land Surveyor No. 2947, dated April 14, 2015 and recorded in Plat Cabinet \_\_\_\_\_ Slide \_\_\_\_\_, Whitfield County, Georgia Land Records.