



ANNEXATION APPLICATION

I HEREBY REQUEST THE MAYOR AND COUNCIL OF THE CITY OF DALTON ANNEX THE PROPERTY DESCRIBED BELOW IN THIS APPLICATION.

PLEASE LIST THE APPLICANT NAME REQUESTING ANNEXATION

APPLICANT NAME:	Hamilton Medical Center, Inc.
APPLICANT ADDRESS:	1200 Memorial Drive, Dalton, GA 30720
CITY, STATE & ZIP:	Dalton, GA 30720
TELEPHONE NUMBER:	706.272.6411

PROPOSED PROPERTY TO BE ANNEXED

(1) STREET ADDRESS OF PROPERTY TO BE ANNEXED:	See Attached
(2) SUBDIVISION OF THE PROPERTY TO BE ANNEXED:	N/A
(3) LOT(S) NUMBER OF THE PROPERTY TO BE ANNEXED:	N/A
(4) FUTURE INTENDED USE OF THE PROPERTY TO BE ANNEXED:	Medical Offices
• PROPOSED ZONING CLASSIFICATION	C-2, General Commercial
• PROPOSED AMOUNT OF ACREAGE TO BE ANNEXED	30.41 Acres
• TAX MAP NUMBER/PARCEL NUMBER	See Attached
• HOUSING UNITS	None

(1) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF REGISTERED VOTERS

N/A

(2) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS OF VOTING AGE, IF DIFFERENT NUMBER THAN SHOWN IN NUMBER (1)

N/A

(3) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF ADULTS IN THE HOUSEHOLD.

N/A

(4) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF CHILDREN IN THE HOUSEHOLD.

NA

(5) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF HOUSING UNITS.

N/A

(6) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, PLACE NUMBER OF RESIDENTS IN APPLICABLE BOX.

CAUCASIAN

LATINO

AFRICAN AMERICAN

OTHER

(7) IF RESIDENTIAL PROPERTY AT THE TIME OF THIS CONTRACT, LIST THE NUMBER OF PERSONS WHOSE PRIMARY LANGUAGE IS OTHER THAN ENGLISH.

N/A

Hamilton Medical Center, Inc.
[Signature]
SIGNATURE OF APPLICANT(S)

10-16-23
DATE

OWNERSHIP VERIFICATION

The undersigned is the / an owner of an interest in the lands described in the attached Annexation Contract, which proposes to amend the Official Zoning Map of Dalton, Georgia, and concurs in the application. The undersigned's interest in the lands described in the application is as follows:

*Describe parcel or parcels and nature of interest
and percentage of interest*

100% interest owned in fee simple by Hamilton Medical Center, Inc.

I hereby appoint

J. Tom Minor, IV

my attorney in fact with full authority, my name, place, and stead, to apply for the zoning amendment as set forth in the attached **annexation contract**.

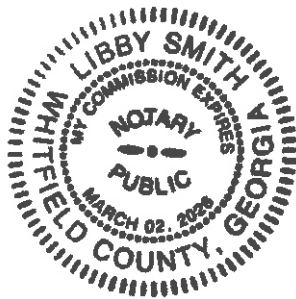
Hamilton Medical Center, Inc.

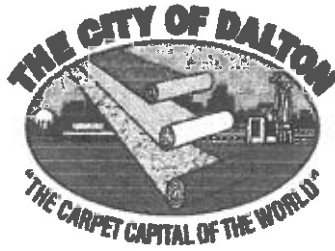
[Handwritten Signature]
(Owner's Name)

Sworn to and subscribed
Before me, this 16th day
of October, 2023

[Handwritten Signature]
Notary Public

(Seal)





NOTICE TO ALL LANDOWNERS REGARDING ANNEXATION

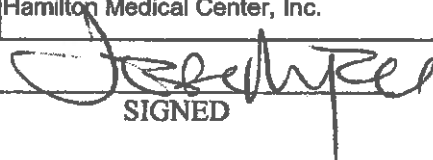
If your request to annex your property into the City of Dalton is approved by Whitfield County, you will be charged a city property tax for the City of Dalton as well as a Public School tax. This will appear on your property tax bill that you receive from Whitfield County. The millage rate is 2.537 mils per at 100% of assessed property value.

Example: If your property is valued at \$100,000 – your asessed value is 100% or \$100,000 X 2.237 mils, your Dalton City tax would be \$223.7 per year.

Should you have any questions, please contact the Whitfield County Tax Commissioners office at (706) 275-7510.

I have read the above statement and understand that if my property is annexed, I will be charged Dalton City tax.

Hamilton Medical Center, Inc.


SIGNED

10-16-23
DATE

Annexation List

Address	Parcel Number	Acerage
1711 Chattanooga Road	12-145-01-001	0.37
1713 Chattanooga Road	12-145-01-002	0.34
1721 Chattanooga Road	12-145-01-003	0.76
Chattanooga Road	12-145-01-004	1.61
Chattanooga Avenue	12-145-03-000	1.31
Phillips Drive	12-159-01-021	1.13
Broadrick Drive	12-160-19-000	7.09
Thornton	12-160-34-000	1.00
Thornton	12-160-09-000	6.76
1446 Broadrick Dr.	12-160-37-000	0.47
Broadrick Drive	12-160-58-000	7.57
Cleo Way	12-160-59-000	2.00
		30.41

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-145-01-001
 Realkey 13973
 Property Record Card [Click Here](#)
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 307221900
 Latitude
 Longitude

Parcel Address

Parcel House Number 1711
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name CHATTANOOGA
 Parcel Street Units
 Parcel Street Type RD

Current Fair Market Value Information

Previous 38629
 Current 38625
 Land 9990
 Residential Improvement
 Commercial Improvement 28635
 Accessory Improvement
 Conservation Use Value

Property Information

Class Exempt
 Strata Charity Hospitals
 Tax District County
 Neighborhood
 Legal Description L1&2 MOCK
 Total Acres 0.37
 Zoning See GIS Map
 GMD\Map Number
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 38629
 2020 38629
 2019 38629

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	L1&2 MOCK
Year	2023	Sale Date	
Parcel Number	12-145-01-001	Taxes Due	0
Bill	215908	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7090390	Taxes Paid Date	
Millage Rate	0	Current Due	0
Fair Market Value	38625	Back Taxes	0
Assessed Value	0	Total Due	0
Prior Years Tax Data	Tax		

Commercial Structure Information

General

Improvement Number 1
 Section Number 1
 Sketch [Click Here](#)
 Class Exempt
 Strata Charity Hospitals
 Built As 14Service Repair Garage-D
 Used As 14Service Repair Garage-D
 Grade 100
 Physical Deprediation 0.48
 Structure value 28635

Construction Information

Construction Type Reinforced Concrete
 Wall Height 10
 Year Built 1963
 Effective Year Built 1975
 Section Area 1536
 Total Building Area 1536
Plumbing
 One Fixture 0
 Two Fixture 1
 Three Fixture 0

Section Value 28635
 Total Improvement Value 28635
 Comments:

Parcel Details

Bath\Kitchen 0
 1.5 Bath\Kitchen 0
 2 Bath\Kitchen 0



Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	EAGLE	Strata	Improvement
Sale Price	55000	Reason	SCHOOL/CHURCH/CHARITABLE ORGANIZATION
Sale Date	10/7/2019	State	N
Deed Book/Page	6732 513	PT-61	PT-61 155-2019-000000
Deed Link	Click Here	Comments	
Grantee	BURNETT A NANCY	Class	Commercial
Grantor	BURNETT REG	Strata	Improvement
Sale Price	0	Reason	WILLS/ESTATES/TRUSTEES DEEDS/TRUSTS
Sale Date	6/1/2014	State	N
Deed Book/Page	6041 248	PT-61	PT-61 155-2014-000000
Deed Link	Click Here	Comments	
Grantee	EAGLE PROPERTY SERVICES INC	Class	Commercial
Grantor	BURNETT A NANCY	Strata	Improvement
Sale Price	40000	Reason	QUIT CLAIM
Sale Date	3/1/2014	State	N
Deed Book/Page	6041 253	PT-61	PT-61 155-2014-000000
Deed Link	Click Here	Comments	
Grantee	BURNETT REG	Class	Commercial
Grantor	REG BURNETT INC	Strata	Improvement
Sale Price	36000	Reason	
Sale Date	8/9/2006	State	N
Deed Book/Page	4822 103	PT-61	PT-61 155-2006-002677
Deed Link	Click Here	Comments	WARRANTY DEED
Grantee	REG BURNETT INC	Class	Commercial
Grantor		Strata	Lot
Sale Price	75000	Reason	FAIR MARKET IMPROVED SALE
Sale Date	1/1/1998	State	N
Deed Book/Page	2927 257	PT-61	
Deed Link	Click Here	Comments	

Deed Doc: WD
Recorded 10/08/2019 02:43PM
Georgia Transfer Tax Paid : \$55.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06732 Pg 0513-0515

Pre1002724

[Space above this line for recording data.]

Please Record and Return to:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 7th day of October, 2019, between **Eagle Property Services, Inc.**, a Georgia corporation, Grantor, and **Hamilton Medical Center, Inc.**, a Georgia not for profit corporation, 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.

WITNESSETH: That 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 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 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:

Unofficial Witness

Notary Public
My Commission Expires

[Notarial Seal] JOHN T. MINOR IV
NOTARY PUBLIC
SEPTEMBER 09, 2021
WHITEFIELD COUNTY, GEORGIA
File No. 20190622

Eagle Property Services, Inc.
By: Sonya Adkins Blake
Sonya Adkins Blake, President

Attest: Jeanette Lerman
Jeanette Lerman, Secretary

(Corporate Seal)



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 145 in the 12th District and 3rd Section of Whitfield County, Georgia, and being Lot Nos. 1 and 2 of the Mock Subdivision, and being more particularly described according to a plat of survey prepared for Hamilton Medical Center, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, date September 26, 2019, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located at the southeast corner of said Lot No. 2 of the Mock Subdivision as recorded in Plat Book 4 Page 96 (Plat Cabinet A Slide 119) Whitfield County, Georgia Land Records, said point being located south 86 degrees 47 minutes 57 seconds west a distance of 434.04 feet from the intersection of the south line of said Land Lot No. 145 and the southeastern right of way line of Chattanooga Avenue; thence south 89 degrees 04 minutes 55 seconds west a distance of 98.80 feet to an iron pin; thence north 00 degrees 18 minutes 09 seconds east a distance of 151.87 feet; thence north 80 degrees 28 minutes 57 seconds east, along the southwest right of way line of Chattanooga Road (60' R/W, f/k/a old Highway 41), a distance of 100.15 feet to an iron pin; thence south 00 degrees 16 minutes 06 seconds west a distance of 166.84 feet to an iron pin, which is the POINT OF BEGINNING.

For prior title, see Deed book 6041 Page 253, Whitfield County, Georgia Land Records.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-145-01-002
 Realkey 13974
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HANEY DAVID S
 Owner Address 1713 CHATTANOOGA RD
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30720
 Latitude
 Longitude

Parcel Address

Parcel House Number 1713
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name CHATTANOOGA
 Parcel Street Units
 Parcel Street Type RD

Current Fair Market Value Information

Previous 42034
 Current 56649
 Land 8505
 Residential Improvement 48144
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Residential
 Strata Lot
 Tax District County
 Neighborhood
 Legal Description L3&4 MOCK
 Total Acres 0.34
 Zoning See GIS Map
 GMD\Map Number 055
 Subdivision
 Subdivision Phase
 Subdivision Section 0004
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 42034
 2020 42034
 2019 42034

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HANEY DAVID S	Legal Description	L3&4 MOCK
Year	2023	Sale Date	
Parcel Number	12-145-01-002	Taxes Due	624.08
Bill	216134	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7075575	Taxes Paid Date	
Millage Rate	0	Current Due	624.08
Fair Market Value	56649	Back Taxes	0
Assessed Value	22660	Total Due	624.08
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

General

Value 48144
 Class Residential
 Strata Improvement
 Occupancy Single Family Residence
 Year Built 1960
 Observed Condition Average
 Heated Area 931

Construction Information

Foundation Masonry
 Exterior Walls Wood
 Roofing Asphalt Shingle
 Roof Shape Gable/Hip
 Floor Construction Cont. Wall
 Floor Finish Carpet/Tile
 Interior Wall Sheetrock/Drywall

Parcel Details

Structure Sketch [Click Here](#)
 Comments: MINOR IMPROVEMENTS MADE. TB 9/15
Plumbing
 Full Baths 1
 Half Baths 0
 Standard Complements 1
 Extra Features 0

Interior Ceiling Sheetrock
 Heat Central Htg and Air
 Story Height
Basement/Attic Information
 Basement Description None
 Basement Finish
 Attic Description No Attic



Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HANEY DAVID S	Class	Residential
Grantor	MATHIS TERRY	Strata	Improvement
Sale Price	45000	Reason	FAIR MARKET IMPROVED SALE
Sale Date	7/28/2015	State	Y
Deed Book/Page	6209 189	PT-61	PT-61 155-2015-000000
Deed Link	Click Here	Comments	WARRANTY DEED
Grantee	MATHIS TERRY	Class	Residential
Grantor	MANNING CORTLAND & MARY ELIZABETH W	Strata	Improvement
Sale Price	24000	Reason	FAIR MARKET IMPROVED SALE
Sale Date	11/30/2001	State	N
Deed Book/Page	3580 142	PT-61	
Deed Link	Click Here	Comments	WARRANTY DEED, 3551-293 (22.00TT) 10-24-01. 3422-

After Recording Return To:

W Lane Haley, P C
610 S Glenwood Ave
Suite 106
Dalton GA 30721

File No. 0615RE120

Dead Doc: WD
Recorded 07/30/2015 09:54AM
Georgia Transfer Tax Paid \$45.00

MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga

Bk 06209 Pg 0189
Penalty Interest

*Free 001772
doc # 5980*



WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WHITFIELD

This INDENTURE made 28th day of July, 2015, by and between

TERRY MATHIS

party or parties of the first part hereinafter referred to as 'Grantor,' and

DAVID S. HANEY

and party or parties of the second part hereinafter referred to as 'Grantee' the words 'Grantor' and 'Grantee' to include their respective heirs successors and assigns where the context requires or permits

WITNESSETH that For and In Consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid and delivered to Grantor by Grantee at and before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, Grantor has and hereby does grant bargain sell convey and confirm unto Grantee

A tract or parcel of land in Land Lot 145 in the 12th District, 3rd Section of Whitfield County, Georgia and being Lots 3 and 4 of Mock Subdivision as shown by plat of said subdivision as prepared by R E Smith, Surveyor, dated June 9, 1955, and recorded in Plat Book 4 Page 6 Whitfield County, Georgia records which plat is incorporated by reference herein

SUBJECT to restrictive covenants and general utility easements of record

TO HAVE AND TO HOLD the said tract or parcel of land 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 whomsoever

IN WITNESS WHEREOF the Grantor has signed and sealed this deed the day and year above written

Terry Mathis (Seal)
TERRY MATHIS

(Seal)

Signed Sealed and Delivered
in the presence of

Janna Bowles

(Unofficial Witness)

William Lane Haley

(Notary Public)



Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-145-01-003
 Realkey 13975
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P P BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30722
 Latitude
 Longitude

Parcel Address

Parcel House Number 1721
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name CHATTANOOGA
 Parcel Street Units
 Parcel Street Type RD

Current Fair Market Value Information

Previous 57305
 Current 73377
 Land 11235
 Residential Improvement 60467
 Commercial Improvement
 Accessory Improvement 1675
 Conservation Use Value

Historical Fair Market Value Information

2021 57305
 2020 57305
 2019 57305

Property Information

Class Residential
 Strata Lot
 Tax District County
 Neighborhood
 Legal Description L577 MOCK
 Total Acres 0.76
 Zoning See GIS Map
 GMD\Map Number
 Subdivision
 Subdivision Phase
 Subdivision Section 0004
 Subdivision Block
 Subdivision Lot
 Comments:

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	L577 MOCK
Year	2023	Sale Date	
Parcel Number	12-145-01-003	Taxes Due	808.35
Bill	215909	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7094547	Taxes Paid Date	
Millage Rate	0	Current Due	808.35
Fair Market Value	73377	Back Taxes	0
Assessed Value	29351	Total Due	808.35
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

General

Value 60467
 Class Residential
 Strata Improvement
 Occupancy Single Family Residence
 Year Built 1959
 Observed Condition Average
 Heated Area 1156

Construction Information

Foundation Slab
 Exterior Walls Wood
 Roofing Asphalt Shingle
 Roof Shape Gable/Hip
 Floor Construction Cont. Wall
 Floor Finish Carpet/Tile
 Interior Wall Sheetrock/Drywall

Parcel Details

Structure Sketch [Click Here](#)
 Comments:
Plumbing
 Full Baths **1**
 Half Baths **0**
 Standard Complements **1**
 Extra Features **0**

Interior Ceiling
 Heat
 Story Height
Basement/Attic Information
 Basement Description **None**
 Basement Finish
 Attic Description **No Attic**



Accessory Information

Description	F GARAGE	Length	24
Value	1675	Width	24
Year Built	1980	Class	Residential
Calculated Area	576	Strata	Production/Storage/Auxiliary

Sales Information

Grantee	WHITFIELD HEALTHCARE FOUNDATION INC	Class	Residential
Grantor	T MOUNTAIN AQUISITIONS LLC	Strata	Improvement
Sale Price	0	Reason	DEED OF GIFT
Sale Date	1/25/2021	State	N
Deed Book/Page	6824 508	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	T MOUNTAIN AQUISITIONS LLC	Class	Residential
Grantor	CHURCH FAMILY LIMITED PARTNERSHIP	Strata	Improvement
Sale Price	1540000	Reason	MULTIPLE PARCELS INCLUDED IN SALE (FM)
Sale Date	1/10/2020	State	N
Deed Book/Page	6749 158	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	CHURCH FAMILY LIMITED PARTNERSHIP	Class	Residential
Grantor	BROADRICK MARY ANN MAULDIN ETA	Strata	Improvement
Sale Price	62500	Reason	FAIR MARKET IMPROVED SALE
Sale Date	12/27/2006	State	N
Deed Book/Page	4912 290	PT-61	PT-61 000-2007-000000
Deed Link	Click Here	Comments	WARRANTY DEED
Grantee	BROADRICK MARY ANN MAULDIN ETAL	Class	Residential
Grantor	MAULDIN GERALD TUCKER, BY CO-EXEC	Strata	Improvement
Sale Price	0	Reason	
Sale Date	7/7/2004	State	N
Deed Book/Page	4329 291	PT-61	PT-61 155-2004-000000
Deed Link	Click Here	Comments	INCL. 12-259-01-138

eFiled & eRecorded
DATE: 2/2/2021
TIME: 1:51 PM
DEED BOOK: 06824
PAGE: 00508 - 00510
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 9346900302,7067927936
CLERK: Babs Bailey
Whitfield County, GA
PT61: 000288

[Space above this line for recording data.]

Please Record and Return to:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 25th day of January, 2021, between T Mountain Acquisitions, LLC, a Georgia limited liability company, Grantor, and Whitfield Healthcare Foundation, Inc., a Georgia non profit corporation, 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.

WITNESSETH: That 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 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 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:

T. Mountain Acquisitions, LLC



Unofficial Witness

By:  _____ (Seal)
W. Bryan Peoples, Manager



Notary Public
My Commission Expires: 2/21/2023

[Notarial Seal]

File No. 20210060

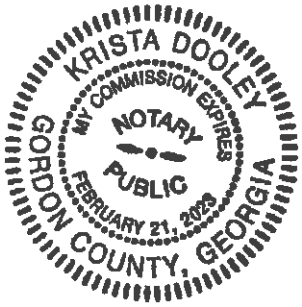


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot Nos. 145 and 160 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for T Mountain Acquisitions, LLC, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated December 30, 2019, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the northwest right of way line of Broadrick Drive (60' R/W), said point being located south 36 degrees 36 minutes 18 seconds west, as measured along said right of way line, a distance of 145.84 feet from the point of intersection of said right of way line and the southwest right of way line of Chattanooga Road (60' R/W, a/k/a Old U.S. Highway 41); thence running in a southwesterly direction, along the northwest right of way line of Broadrick Drive, the following courses and distances: south 36 degrees 37 minutes 03 seconds west, 50.0 feet; south 36 degrees 37 minutes 03 seconds west, 90.0 feet; south 25 degrees 14 minutes 23 seconds west, 127.75 feet to a painted rock; thence leaving said right of way and running north 00 degrees 21 minutes 57 seconds west a distance of 100.0 feet to an iron pin; thence south 73 degrees 51 minutes 23 seconds west a distance of 829.70 feet to a post; thence south 73 degrees 49 minutes 08 seconds west a distance of 280.84 feet to a post; thence north 01 degrees 02 minutes 07 seconds west, along the west line of said Land Lot No. 160, a distance of 32.15 feet; thence north 68 degrees 52 minutes 03 seconds east a distance of 149.68 feet to a concrete monument; thence north 00 degrees 24 minutes 57 seconds west a distance of 137.18 feet to an iron pin; thence south 89 degrees 35 minutes 03 seconds west a distance of 40 feet to an iron pin; thence north 00 degrees 24 minutes 57 seconds west a distance of 99.94 feet; thence north 01 degrees 11 minutes 57 minutes west 95.34 feet to an iron pin; thence north 01 degrees 11 minutes 57 seconds west a distance of 429.32 feet to an iron pin; thence south 89 degrees 29 minutes 16 seconds west along the south line of said Land Lot No. 145, a distance of 40.62 feet to an iron pin; thence north 00 degrees 30 minutes 35 seconds east a distance of 82.50 feet to an iron pin; thence north 79 degrees 16 minutes 43 seconds east, along the southeast right of way line of Chattanooga Road, a distance of 302.91 feet to an iron pin; thence south 00 degrees 26 minutes 05 seconds west a distance of 136.19 feet to an iron pin; thence north 89 degrees 29 minutes 16 seconds east, along the north line of said Land Lot No. 160, a distance of 99.01 feet to an iron pin; thence north 89 degrees 04 minutes 55 seconds east, along the north line of said Land Lot No. 160, a distance of 98.80 feet to an iron pin; thence north 86 degrees 47 minutes 43 seconds east, along the north line of said Land Lot No. 160, a distance of 434.08 feet to an iron pin located at the intersection of the southwest right of way line of Chattanooga Road and the north line of said Land Lot No. 160; thence south 42 degrees 03 minutes 48 seconds west a distance of 237.31 feet to an iron pin; thence south 55 degrees 57 minutes 57 seconds east a distance of 470.70 feet to an iron pin, which is the POINT OF BEGINNING.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-145-01-004
 Realky 13976
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 307221900
 Latitude
 Longitude

Parcel Address

Parcel House Number 0
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name CHATTANOOGA
 Parcel Street Units
 Parcel Street Type RD

Current Fair Market Value Information

Previous 15225
 Current 70000
 Land 70000
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Historical Fair Market Value Information

2021 15225
 2020 15225
 2019 15225

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Property Information

Class Residential
 Strata Lot
 Tax District County
 Neighborhood
 Legal Description LT 9 MOCK
 Total Acres 1.61
 Zoning [See GIS Map](#)
 GMD/Map Number
 Subdivision
 Subdivision Phase
 Subdivision Section 0004
 Subdivision Block
 Subdivision Lot
 Comments:

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	LT 9 MOCK
Year	2023	Sale Date	
Parcel Number	12-145-01-004	Taxes Due	771.15
Bill	215910	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7091343	Taxes Paid Date	
Millage Rate	0	Current Due	771.15
Fair Market Value	70000	Back Taxes	0
Assessed Value	28000	Total Due	771.15
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Residential
Grantor	HISE ALVIN WAYNE	Strata	Lot

Parcel Details

Sale Price	65000	Reason	SALE BETWEEN ADJACENT PARCEL OWNERS
Sale Date	5/15/2020	State	N
Deed Book/Page	6770 394	PT-61	PT-61 155-2020-000000
Deed Link	Click Here	Comments	LAND BOUGHT BY HOSPITAL

eFiled & eRecorded
DATE: 5/19/2020
TIME: 4:15 PM
DEED BOOK: 06770
PAGE: 00394 - 00396
RECORDING FEES: \$25.00
TRANSFER TAX: \$65.00
PARTICIPANT ID: 9346900302,7067927936
CLERK: Melica Kendrick
Whitfield County, GA
PT61: 001180

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

EXECUTOR'S DEED

Georgia, Whitfield County

THIS INDENTURE made this 15th day of May, 2020, between Nancy Ann Walsh, as Executor of the Last Will and Testament of Alvin Wayne Hise, deceased, as Grantor, and Hamilton Medical Center, Inc., a Georgia not for profit corporation, 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.

PURSUANT TO AND IN CONFORMITY WITH the powers and authority granted in the Last Will and Testament of Alvin Wayne Hise, duly probated in Solemn Form in the Probate Court of Whitfield County, Georgia, and in consideration of the sum of Sixty Five Thousand dollars (\$65,000.00), cash in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, Grantor has bargained and sold and by these presents does grant, bargain, sell and convey unto 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.

TO HAVE AND TO HOLD the said tract of land 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 Grantee forever, in as full and as ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed by the said Alvin Wayne Hise.

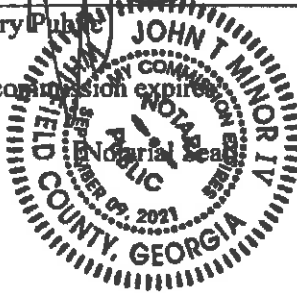
IN WITNESS WHEREOF, this deed has been duly executed and sealed by Grantor the day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My commission expires



Nancy Ann Walsh (Seal)

Nancy Ann Walsh, as Executor of the Last Will and Testament of Alvin Wayne Hise, deceased

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot Nos. 146 and 159 in the 12th District and 3rd Section of Whitfield County, Georgia and being Lot No. 9 of Mock Subdivision, and being more particularly described according to a plat of survey of said subdivision prepared by R. E. Smith, Registered Surveyor No. 262, dated June 9 , 1955, and recorded in Plat Book 4 Page 6 (Plat Cabinet A Slide 119), Whitfield County, Georgia Land Records, reference to which plat is hereby made and incorporated herein by reference.

For prior title, see Deed Book 139 Page 382, Whitfield County, Georgia Land Records.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-145-03-000
 Realkey 13979
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P P BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30722
 Latitude
 Longitude

Parcel Address

Parcel House Number 1701
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name CHATTANOOGA
 Parcel Street Units
 Parcel Street Type RD

Current Fair Market Value Information

Previous 16790
 Current 16790
 Land 16790
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Residential
 Strata Small Tract
 Tax District County
 Neighborhood
 Legal Description 1.31A CHATTA HWY
 Total Acres 1.31
 Zoning See GIS Map
 GMD/Map Number
 Subdivision
 Subdivision Phase
 Subdivision Section 0006
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 16790
 2020 16790
 2019 16790

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	1.31A CHATTA HWY
Year	2023	Sale Date	
Parcel Number	12-145-03-000	Taxes Due	184.97
Bill	215911	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7094547	Taxes Paid Date	
Millage Rate	0	Current Due	184.97
Fair Market Value	16790	Back Taxes	0
Assessed Value	6716	Total Due	184.97
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Residential
Grantor	PHILLIPS TROY & DOUBLE J INVESTMENTS LLC	Strata	Small Tract

Parcel Details

Sale Price	85000	Reason	SALE BETWEEN ADJACENT PARCEL OWNERS
Sale Date	2/17/2021	State	N
Deed Book/Page	6828 577	PT-61	PT-61 155-2021-000459
Deed Link	Click Here	Comments	LIMITED WARRANTY DEED
Grantee	PHILLIPS TROY & DOUBLE J INVESTMENTS LLC	Class	Residential
Grantor	ALLEN JACKIE	Strata	Improvement
Sale Price	67000	Reason	MOBILE HOME INCLUDED IN SALE
Sale Date	4/22/2008	State	N
Deed Book/Page	5196 016	PT-61	PT-61 155-2009-000000
Deed Link	Click Here	Comments	WARRANTY DEED
Grantee	ALLEN JACKIE	Class	Residential
Grantor	KELEHEAR L STEPHEN	Strata	Lot
Sale Price	0	Reason	
Sale Date	3/17/2008	State	N
Deed Book/Page	5173 240	PT-61	PT-61 155-2009-000000
Deed Link	Click Here	Comments	
Grantee	KELEHEAR L STEPHEN & PATRICIA S	Class	Residential
Grantor	ALLEN JACKIE K	Strata	Lot
Sale Price	53000	Reason	FAIR MARKET VACANT SALE
Sale Date	2/21/2008	State	N
Deed Book/Page	5167 340	PT-61	PT-61 155-2008-000000
Deed Link	Click Here	Comments	**THIS WAS ONLY AN AGREEMENTI NOT A VALID TRANSFE
Grantee	ALLEN JACKIE A	Class	Residential
Grantor		Strata	Lot
Sale Price	0	Reason	Value Change
Sale Date	8/1/1994	State	N
Deed Book/Page	2535 292	PT-61	-000000
Deed Link	Click Here	Comments	

eFiled & eRecorded
DATE: 2/22/2021
TIME: 8:40 AM
DEED BOOK: 06828
PAGE: 00577 - 00579
RECORDING FEES: \$25.00
TRANSFER TAX: \$85.00
PARTICIPANT ID: 9346900302,7067927936
CLERK: Babs Bailey
Whitfield County, GA
PT61: 000459

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 17th day of February, 2020, between **Troy Phillips and Double J Investments, LLC**, a Georgia limited liability company, Grantor, and **Hamilton Medical Center, Inc.**, a Georgia non-profit corporation, 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 only to the matters (the "permitted encumbrances") set out in Exhibit "B" attached hereto, the terms of which are made a part hereof.

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:

Kim Atkins
Unofficial Witness

[Signature]
Notary Public

My commission expires
[Notary Seal]
JESSICA SWINFORD
NOTARY PUBLIC
OCTOBER 3, 2023
WHITFIELD COUNTY, GEORGIA

Double J Investments, LLC

By: *Joel A. Goldberg* (Seal)
Joel A. Goldberg, Managing Member

Troy Phillips (Seal)
Troy Phillips

EXHIBIT "A"
TO LIMITED WARRANTY DEED

All that tract or parcel of land lying and being in Land Lot No. 145 in the 12th District and 3rd Section of Whitfield County, Georgia and being 1.19 acres. more or less as shown on a plat of survey prepared for L. Stephen Kelehear by Joseph R. Evans, Georgia Registered Land Surveyor dated February 29, 2008, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located at the intersection of the south line of Land Lot No. 145 and the southeasterly right of way line of Old U.S. Highway 41 (a/k/a Chattanooga Road); thence along the south line of Land Lot No. 145 south 85 degrees 06 minutes 29 seconds west 434.34 feet to an iron pin; thence north 01 degree 15 minutes 27 seconds west 167.22 feet to an iron pin located in the southerly right of way line of Old U.S. Highway 41; thence along and with said highway north 84 degrees 36 minutes 57 seconds east 74.54 feet to an iron pin; thence south 87 degrees 42 minutes 22 seconds east a distance of 50.14 feet; thence south 82 degrees 59 minutes 10 seconds east 61.79 feet; thence south 75 degrees 34 minutes 46 seconds east 51.99 feet; thence south 67 degrees 48 minutes 55 seconds east 85.18 feet; thence south 60 degrees 57 minutes 51 seconds east 51.23 feet thence south 53 degrees 16 minutes 25 seconds east 96.96 feet to an iron pin which marks the POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes for the year 2021 not yet due and payable.
2. Any and all applicable building and zoning laws and regulations.
3. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-159-01-021
 Realkey 14959
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 307221900
 Latitude
 Longitude

Parcel Address

Parcel House Number 0
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name
 Parcel Street Units
 Parcel Street Type

Current Fair Market Value Information

Previous 8899
 Current 8899
 Land 8899
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Exempt
 Strata Charity Hospitals
 Tax District County
 Neighborhood
 Legal Description SPL21&22 WILLOWDALE
 Total Acres 1.13
 Zoning See GIS Map
 GMD\Map Number 052
 Subdivision
 Subdivision Phase
 Subdivision Section 0004
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 8899
 2020 8899
 2019 8899

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	SPL21&22 WILLOWDALE
Year	2023	Sale Date	
Parcel Number	12-159-01-021	Taxes Due	0
Bill	215913	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7088265	Taxes Paid Date	
Millage Rate	0	Current Due	0
Fair Market Value	8899	Back Taxes	0
Assessed Value	0	Total Due	0
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	SHARON BEAVERS AS TRUSTEE OF THE JOHN WI	Class	Exempt
Grantor	PRATT SYNTHIA LYNN ETAL	Strata	Charity Hospitals

Parcel Details

Sale Price	0	Reason	WILLS/ESTATES/TRUSTEES DEEDS/TRUSTS
Sale Date	2/14/2019	State	N
Deed Book/Page	6694 501	PT-61	PT-61 155-2022-000000
Deed Link	Click Here	Comments	EXECUTOR'S DEED UNDER POWER
Grantee	HAMILTON MEDICAL CENTER INC	Class	Exempt
Grantor	SHARON BEAVERS AS TRUSTEE OF THE JOHN WI	Strata	Charity Hospitals
Sale Price	0	Reason	SCHOOL/CHURCH/CHARITABLE ORGANIZATION
Sale Date	2/14/2019	State	N
Deed Book/Page	6697 94	PT-61	PT-61 155-2022-000000
Deed Link	Click Here	Comments	WARRANTY DEED
Grantee	PRATT SYNTHIA LYNN ETAL	Class	Residential
Grantor	MCARTHUR GEORGE TRAMMELL	Strata	Lot
Sale Price	0	Reason	WILLS/ESTATES/TRUSTEES DEEDS/TRUSTS
Sale Date	2/13/2018	State	N
Deed Book/Page		PT-61	PT-61 155-2018-000000
Deed Link	Click Here	Comments	TRANSFERRED BY WILL
Grantee	MCARTHUR GEORGE TRAMMELL	Class	Residential
Grantor		Strata	Lot
Sale Price	0	Reason	FAIR MARKET VACANT SALE
Sale Date		State	N
Deed Book/Page		PT-61	
Deed Link		Comments	LETTER OF TESTAMENTARY 10-18-02

Daed Doc: ESTD
*Recorded 02/21/2019 03:27PM
Georgia Transfer Tax Paid : \$392.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06694 . Pg 0501-0503

PTU000394

RETURN TO:

L. STEPHEN KELEHEAR
LITTLE, BATES & KELEHEAR, P.C.
P. O. BOX 488
101 EAST CRAWFORD STREET
FIFTH FLOOR, LANDMARK BUILDING
DALTON, GA 30722-0488

STATE OF GEORGIA

COUNTY OF WHITFIELD

EXECUTOR'S DEED UNDER POWER

THIS INDENTURE, Made this the 14th day of February, 2019, between Synthia Lynn Pratt, as Executor of the Last Will and Testament of George Trammell McArthur, deceased, of the First Part, (hereinafter called "grantor") and Sharon Beavers, Trustee of The John Willis Mashburn Charitable Trust, of the State of Georgia and County of Whitfield, 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 the said grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of Whitfield County, Georgia), for and in consideration of the sum of ten (\$10.00) Dollars and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee, all that tract or parcel of land as follows:

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


TO HAVE AND TO HOLD the said tract or parcel of land, 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: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.


IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year above written.



(SEAL)
Synthia Lynn Pratt, as Executor of the Last Will and Testament of George Trammell McArthur

Sworn to and subscribed before me this 14th day of February, 2019.



WITNESS


NOTARY PUBLIC

Judy L Yarbrough
Notary Public, Whitfield County, Georgia
My Comm. Expires 04/07/2021

EXHIBIT "A"

TRACT 1:

Lot No. 12 of Price Hills Subdivision, as shown on the plat of said subdivision of record in Plat Book 5, Page 147, in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, lying and being in land Lot 159 in the 12th District and 3rd Section of Whitfield County, Georgia.

Also, the south 250 feet of Lots 21 and 22 of the Willowdale Subdivision as shown on the plat of said subdivision of record in Plat Book 1, Page 107, in the Office of the Clerk of the Superior Court of Whitfield County, Georgia, lying and being in Land Lot 159 of the 12th District and 3rd Section of Whitfield County, Georgia.

TRACT 2:

A tract or parcel of land lying and being in Land Lot 159 of the 12th District, 3rd Section, Whitfield County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the south side of the right of way to be known as Winton Drive 118 feet west of the southwest corner of the intersection of Winton Drive and Walston Avenue; thence running southerly a distance of 149.2 feet to a point; thence running westerly a distance of 118 feet to a point; thence running northerly a distance of 148.5 feet to a point on the south side of the right of way known as Winton Drive; thence easterly a distance of 118 feet to the point of beginning.

Said tract of land being Lot No. 88 in the Price Hills Subdivision. Said Lot No. 88 being shown on the plat of Price Hills Subdivision dated October 26, 1964, as prepared by R. E. Smith, Registered Surveyor 262, Civil Engineer 725, and recorded in Plat Book 5, Page 147 in the Office of the Clerk of Whitfield County, Georgia

GLP

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-160-19-000
 Realkey 15153
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30722
 Latitude
 Longitude

Parcel Address

Parcel House Number 0
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name BROADRICK
 Parcel Street Units
 Parcel Street Type DR

Current Fair Market Value Information

Previous 234500
 Current 234500
 Land 234500
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Historical Fair Market Value Information

2021 234500
 2020 234500
 2019 234500

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Property Information

Class Commercial
 Strata Small Tract
 Tax District County
 Neighborhood
 Legal Description PT TR 1 W E LOUNT EST
 Total Acres 7.09
 Zoning See GIS Map
 GMD/Map Number 55
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	PT TR 1 W E LOUNT EST
Year	2023	Sale Date	
Parcel Number	12-160-19-000	Taxes Due	2583.35
Bill	215923	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7094550	Taxes Paid Date	
Millage Rate	0	Current Due	2583.35
Fair Market Value	234500	Back Taxes	0
Assessed Value	93800	Total Due	2583.35
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	WHITFIELD HEALTHCARE FOUNDATION INC	Strata	Small Tract

Parcel Details

Sale Price	0	Reason	CORPORATE NAME CHANGE
Sale Date	1/29/2021	State	N
Deed Book/Page	6824 511	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	WHITFIELD HEALTHCARE FOUNDATION INC	Class	Commercial
Grantor	T MOUNTAIN AQUISITIONS LLC	Strata	Small Tract
Sale Price	0	Reason	DEED OF GIFT
Sale Date	1/25/2021	State	N
Deed Book/Page	6824 508	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	T MOUNTAIN AQUISITIONS LLC	Class	Commercial
Grantor	CHURCH FAMILY LIMITED PARTNERSHIP	Strata	Small Tract
Sale Price	1540000	Reason	MULTIPLE PARCELS INCLUDED IN SALE (FM)
Sale Date	1/10/2020	State	N
Deed Book/Page	6749 158	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	CHURCH FAMILY LIMITED PARTNERSHIP	Class	Commercial
Grantor	GOWAN EBER E	Strata	Small Tract
Sale Price	248200	Reason	FAIR MARKET VACANT SALE
Sale Date	11/22/2002	State	N
Deed Book/Page	3814 353	PT-61	-000000
Deed Link	Click Here	Comments	
Grantee	GOWAN EBER E	Class	Commercial
Grantor		Strata	Small Tract
Sale Price	75000	Reason	FAIR MARKET VACANT SALE
Sale Date	5/1/1995	State	N
Deed Book/Page	2611 205	PT-61	-000000
Deed Link	Click Here	Comments	

eFiled & eRecorded
DATE: 2/2/2021
TIME: 1:51 PM
DEED BOOK: 06824
PAGE: 00511 - 00513
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 9346900302,7067927936
CLERK: Babs Bailey
Whitfield County, GA
PT61: 000292

[Space above this line for recording data.]

Please Record and Return to:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 29th day of January, 2021, between **Whitfield Healthcare Foundation, Inc.**, a Georgia limited liability company, Grantor, and **Hamilton Medical Center, Inc.** a Georgia non profit corporation, 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.

WITNESSETH: That 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 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 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:

Whitfield Healthcare Foundation, Inc.

Unofficial Witness

By:  (Seal)
Jeff D. Myers, President


Notary Public

Attest:  (Seal)
Jane Shipes, Secretary

My Commission Expires:

9.01.2024

[Notarial Seal]

File No. 20210060

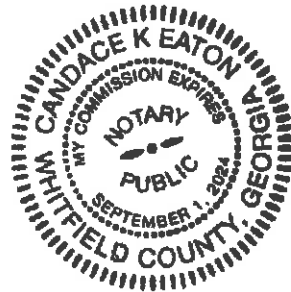


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot Nos. 145 and 160 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for T Mountain Acquisitions, LLC, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated December 30, 2019, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the northwest right of way line of Broadrick Drive (60' R/W), said point being located south 36 degrees 36 minutes 18 seconds west, as measured along said right of way line, a distance of 145.84 feet from the point of intersection of said right of way line and the southwest right of way line of Chattanooga Road (60' R/W, a/k/a Old U.S. Highway 41); thence running in a southwesterly direction, along the northwest right of way line of Broadrick Drive, the following courses and distances: south 36 degrees 37 minutes 03 seconds west, 50.0 feet; south 36 degrees 37 minutes 03 seconds west, 90.0 feet; south 25 degrees 14 minutes 23 seconds west, 127.75 feet to a painted rock; thence leaving said right of way and running north 00 degrees 21 minutes 57 seconds west a distance of 100.0 feet to an iron pin; thence south 73 degrees 51 minutes 23 seconds west a distance of 829.70 feet to a post; thence south 73 degrees 49 minutes 08 seconds west a distance of 280.84 feet to a post; thence north 01 degrees 02 minutes 07 seconds west, along the west line of said Land Lot No. 160, a distance of 32.15 feet; thence north 68 degrees 52 minutes 03 seconds east a distance of 149.68 feet to a concrete monument; thence north 00 degrees 24 minutes 57 seconds west a distance of 137.18 feet to an iron pin; thence south 89 degrees 35 minutes 03 seconds west a distance of 40 feet to an iron pin; thence north 00 degrees 24 minutes 57 seconds west a distance of 99.94 feet; thence north 01 degrees 11 minutes 57 minutes west 95.34 feet to an iron pin; thence north 01 degrees 11 minutes 57 seconds west a distance of 429.32 feet to an iron pin; thence south 89 degrees 29 minutes 16 seconds west along the south line of said Land Lot No. 145, a distance of 40.62 feet to an iron pin; thence north 00 degrees 30 minutes 35 seconds east a distance of 82.50 feet to an iron pin; thence north 79 degrees 16 minutes 43 seconds east, along the southeast right of way line of Chattanooga Road, a distance of 302.91 feet to an iron pin; thence south 00 degrees 26 minutes 05 seconds west a distance of 136.19 feet to an iron pin; thence north 89 degrees 29 minutes 16 seconds east, along the north line of said Land Lot No. 160, a distance of 99.01 feet to an iron pin; thence north 89 degrees 04 minutes 55 seconds east, along the north line of said Land Lot No. 160, a distance of 98.80 feet to an iron pin; thence north 86 degrees 47 minutes 43 seconds east, along the north line of said Land Lot No. 160, a distance of 434.08 feet to an iron pin located at the intersection of the southwest right of way line of Chattanooga Road and the north line of said Land Lot No. 160; thence south 42 degrees 03 minutes 48 seconds west a distance of 237.31 feet to an iron pin; thence south 55 degrees 57 minutes 57 seconds east a distance of 470.70 feet to an iron pin, which is the POINT OF BEGINNING.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-160-34-000
 Realkey 15179
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 307221900
 Latitude
 Longitude

Parcel Address

Parcel House Number 1619
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name BROADRICK
 Parcel Street Units
 Parcel Street Type DR

Current Fair Market Value Information

Previous 231118
 Current 310792
 Land 120750
 Residential Improvement
 Commercial Improvement 190042
 Accessory Improvement
 Conservation Use Value

Property Information

Class Exempt
 Strata Charity Hospitals
 Tax District County
 Neighborhood
 Legal Description PTRR1 W E LOUNT EST
 Total Acres 1
 Zoning See GIS Map
 GMD\Map Number
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 231118
 2020 231118
 2019 231118

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	PTTR1 W E LOUNT EST
Year	2023	Sale Date	
Parcel Number	12-160-34-000	Taxes Due	0
Bill	215926	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7083036	Taxes Paid Date	
Millage Rate	0	Current Due	0
Fair Market Value	310792	Back Taxes	0
Assessed Value	0	Total Due	0
Prior Years Tax Data	Tax		

Commercial Structure Information

General

Improvement Number 1
 Section Number 1
 Sketch [Click Here](#)
 Class Exempt
 Strata Charity Hospitals
 Built As 14Lt Ind WHSE Shell-S
 Used As 14Lt Ind WHSE Shell-S
 Grade 100
 Physical Depreciation 0.7
 Structure value 190042
 Section Value 190042

Construction Information

Construction Type Prefab Structural Steel
 Wall Height 14
 Year Built 1981
 Effective Year Built 1986
 Section Area 8400
 Total Building Area 8400
Plumbing
 One Fixture 0
 Two Fixture 3
 Three Fixture 0
 Bath\Kitchen 0

Parcel Details

Total Improvement Value 190042
Comments:

1.5 Bath\Kitchen 0
2 Bath\Kitchen 0



Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	AVETT FRED M& ELIZABETH M	Strata	Improvement
Sale Price	175000	Reason	SCHOOL/CHURCH/CHARITABLE ORGANIZATION
Sale Date	10/13/2017	State	N
Deed Book/Page	6586 292	PT-61	PT-61 155-2018-000000
Deed Link	Click Here	Comments	

Deed Doc: WD
Recorded 10/13/2017 02:42PM
Georgia Transfer Tax Paid : \$175.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06586 Pg 0292-0294

PT1002750

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 13th day of October, 2017, between Fred M. Avett, Jr. and Elizabeth M. Avett, Grantor, and Hamilton Medical Center, Inc., a Georgia not for profit corporation, 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 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.

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:

[Handwritten signature]
Unofficial Witness

[Handwritten signature]
Notary Public

My commission expires

[Notarial Seal]



20170724

[Handwritten signature] (Seal)
Fred M. Avett, Jr.

[Handwritten signature] (Seal)
Elizabeth M. Avett

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 160 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey dated September 19, 2017, prepared for Hamilton Medial Center, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the southwest right of way line of Chattanooga Road (60' R/W, f/k/a U. S. Highway No. 41) at the intersection of said right of way line and the north line of said Land Lot No. 160; thence south 45 degrees 33 minutes 00 seconds east, along the southwest right of way line of Chattanooga Road, a distance of 193.21 feet to an iron pin; thence south 35 degrees 05 minutes 46 seconds west a distance of 194.92 feet to an iron pin located in the north line of an easement; thence north 57 degrees 35 minutes 00 seconds west, along the north line of said easement, a distance of 213.00 feet to an iron pin; thence north 40 degrees 26 minutes 45 seconds east a distance of 237.31 feet to the iron pin, which is the POINT OF BEGINNING.

TOGETHER WITH that certain 50 foot easement for ingress and egress, and being more particularly described according to a plat of survey prepared for Fred M. Avett and Elizabeth M. Avett by Joseph R. Evans, Georgia Land Records No. 2168, dated April 18, 2000, revised May 18, 2000, recorded in Plat Cabinet C Slide 2049, Whitfield County, Georgia Land Records, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the west right of way line of Broadrick Drive, said point being located south 35 degrees 00 minutes 00 seconds west, as measured along the west right of way line of Broadrick Drive, a distance of 145.84 feet from the intersection of said right of way line and the south right of way line of Chattanooga Road, f/k/a U.S. Highway No. 41; thence running south 33 degrees 21 minutes 14 seconds west, along the west right of way line of Broadrick Drive, a distance of 50 feet; thence running north 57 degrees 35 minutes 00 seconds west a distance of 469.88 feet; thence running north 32 degrees 25 minutes 00 seconds east a distance of 50 feet to an iron pin; thence running south 57 degrees 35 minutes 00 seconds east a distance of 470.70 feet to an iron pin, which is the POINT OF BEGINNING.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-160-09-000
 Realkey 15145
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 307221900
 Latitude
 Longitude

Parcel Address

Parcel House Number 0
 Parcel Street Extension
 Parcel Street Direction N
 Parcel Street Name THORNTON
 Parcel Street Units
 Parcel Street Type AVE

Current Fair Market Value Information

Previous 816270
 Current 816270
 Land 816270
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Commercial
 Strata Small Tract
 Tax District County
 Neighborhood
 Legal Description 6.76A LL160-12
 Total Acres 6.76
 Zoning See GIS Map
 GMD\Map Number 056
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 816270
 2020 816270
 2019 816270

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	6.76A LL160-12
Year	2023	Sale Date	
Parcel Number	12-160-09-000	Taxes Due	8992.36
Bill	215922	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7088264	Taxes Paid Date	
Millage Rate	0	Current Due	8992.36
Fair Market Value	816270	Back Taxes	0
Assessed Value	326506	Total Due	8992.36
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	HAMILTON HEALTH CARE SYSTEMS INC	Strata	Small Tract

Parcel Details

Sale Price	0	Reason	CORPORATE NAME CHANGE
Sale Date	3/15/2019	State	N
Deed Book/Page	6699 466	PT-61	PT-61 155-2019-000000
Deed Link	Click Here	Comments	
<hr/>			
Grantee	HAMILTON HEALTH CARE SYSTEM INC	Class	Commercial
Grantor	HOLCOMB RHEBA HELTON	Strata	Improvement
Sale Price	750000	Reason	FAIR MARKET IMPROVED SALE
Sale Date	2/22/2001	State	N
Deed Book/Page	3397 071	PT-61	
Deed Link	Click Here	Comments	
<hr/>			
Grantee	HOLCOMB RHEBA HELTON	Class	Commercial
Grantor		Strata	Small Tract
Sale Price	0	Reason	Value Change
Sale Date	9/1/1999	State	N
Deed Book/Page	3189 274	PT-61	
Deed Link	Click Here	Comments	

Deed Doc: WD
Recorded 03/27/2019 09:44AM
Georgia Transfer Tax Paid : \$0.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06699 Pg 0466-0468

Pre1000719

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 15th day of March, 2019, between **Hamilton Health Care System, Inc.**, a Georgia non profit corporation, Grantor, and **Hamilton Medical Center, Inc.**, a Georgia non profit corporation, 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.

GRANTOR AND GRANTEE acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and The Minor Firm shall have no liability for the status of title to the property or for the accuracy of such information.

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 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.

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:

Patsy A. Ogles
Unofficial Witness

Candace K Eaton
Notary Public

Hamilton Health Care System, Inc.

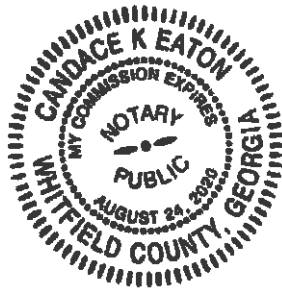
By: [Signature]
President

Attest: [Signature]
Assistant Secretary

My commission expires:

8/24/2020

[Notarial Seal]



[Corporate Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 160 in the 12th District and 3rd Section of Whitfield County, Georgia and being more particularly described according to a plat of survey prepared for Hamilton Health Care System, Inc. by William C. Smith, Georgia Registered Land Surveyor No. 1803, dated December 3, 1999, revised January 12, 2001, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located at the intersection of the west right of way of Old Chattanooga Road and the south line of said Land Lot No. 160; thence running south 88 degrees 26 minutes 30 seconds west, along the south line of said Land Lot No. 160, a distance of 257.36 feet; thence running north 24 degrees 42 minutes 26 seconds west a distance of 374.00 feet; thence running north 88 degrees 53 minutes 32 seconds west a distance of 303.85 feet; thence running north 14 degrees 52 minutes 01 seconds west, along the east right of way line of Chattanooga Road, a distance of 137.44 feet; thence running in a northerly direction, along the east right of way line of Chattanooga Road, along an arc to the right (1,262.16' Radius) an arc distance of 202.69 feet (being subtended by a chord of north 10 degrees 15 minutes 59 seconds west for a distance of 202.47 feet); thence running north 87 degrees 33 minutes 03 seconds east a distance of 730.15 feet; thence running south 02 degrees 31 minutes 36 seconds east, along the west right of way of Old Chattanooga Road, a distance of 152.90 feet; thence running in a southerly direction, along the west right of way of Old Chattanooga Road, along a curve to the right (1,109.73' Radius) an arc distance of 87.0 feet (being subtended by a chord of south 00 degrees 16 minutes 51 seconds east for a distance of 86.98 feet); thence running south 01 degrees 57 minutes 55 seconds west, along the west right of way of Old Chattanooga Road, a distance of 68.31 feet; thence running in a southerly direction, along the west right of way of Old Chattanooga Road, along a curve to the left (648.25' Radius) an arc distance of 133.57 feet (being subtended by a chord of south 03 degrees 56 minutes 20 seconds east for a distance of 133.34 feet); thence running south 09 degrees 50 minutes 33 seconds east, along the west right of way of Old Chattanooga Road, a distance of 264.78 feet to the POINT OF BEGINNING.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-160-37-000
 Realkey 15182
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1168
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30722
 Latitude
 Longitude

Parcel Address

Parcel House Number 1446
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name BROADRICK
 Parcel Street Units
 Parcel Street Type DR

Current Fair Market Value Information

Previous 56753
 Current 56753
 Land 56753
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Exempt
 Strata Charitable Organization
 Tax District County
 Neighborhood
 Legal Description .47A BROADRICK DR
 Total Acres 0.47
 Zoning See GIS Map
 GMD\Map Number
 Subdivision
 Subdivision Phase
 Subdivision Section
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 56753
 2020 56753
 2019 56753

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	.47A BROADRICK DR
Year	2023	Sale Date	
Parcel Number	12-160-37-000	Taxes Due	0
Bill	215927	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	22773	Taxes Paid Date	
Millage Rate	0	Current Due	0
Fair Market Value	56753	Back Taxes	0
Assessed Value	0	Total Due	0
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	CENT PROPERTIES LLLP ETAL	Strata	Lot

Parcel Details

Sale Price	0	Reason	
Sale Date	4/13/2010	State	N
Deed Book/Page	5461 265	PT-61	PT-61 155-2011-000000
Deed Link	Click Here	Comments	POEHLMAN JOHN H IS PART OF ETAL

Deed Doc: WD
Recorded 04/13/2010 03:35PM
Georgia Transfer Tax Paid : \$2,400.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk: 05461 Pg: 0265-0267

[Space above this line for recording data.]

PT 1069

Please Record and Return To:

J. Tom Minor, IV
Minor, Bell & Neal
P.O. Box 2586
Dalton, GA 30722-2586

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 13th day of April, 2010, between **CENT Properties, LLLP**, a Georgia limited liability limited partnership, Grantor, and **Hamilton Medical Center, Inc.**, a Georgia not for profit Corporation, 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.

WITNESSETH: That 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 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.

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:

Bianca White
Unofficial Witness

Shannon D. Coleman
Notary Public

My commission expires: 9/6/2011

CENT Properties, LLLP

By: John H. Pochlman (Seal)
John H. Pochlman, General Partner

By: Gary W. Olson (Seal)
Gary Wayne Olson, General Partner

[Notarial Seal]
File No. 2010030414

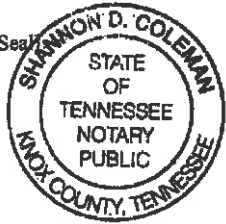


EXHIBIT "A"

Tract No. 1:

All that tract or parcel of land lying and being in Land Lot 160 of the 12th District and 3rd Section of Whitfield County, Georgia, and being Tract 13 of Professional Park Subdivision as per plat of same recorded at Plat Cabinet A Slide 354, Whitfield County Clerk's Records, and being a portion of that property as shown by plat of survey by Peter L. Bakkum, Georgia Registered Land Surveyor, dated October 16, 1986, and being more particularly described as follows:

BEGINNING at an iron pin at the southeast intersection of Broadrick Drive and Professional Boulevard; thence north 88 degrees 47 minutes 46 seconds east, with and along the south side of Professional Boulevard, a distance of 243.01 feet to an iron pin; thence south 01 degrees 59 minutes east 200 feet, more or less, to an iron pin; thence south 88 degrees 47 minutes 46 seconds west 35.64 feet to an iron pin; thence south 88 degrees 48 minutes 45 seconds west 207.39 feet to an iron pin on the east side of Broadrick Drive; thence north 01 degrees 59 minutes west, with and along the east side of Broadrick Drive, a distance of 200 feet to an iron pin and the POINT OF BEGINNING.

Tract No. 2:

All that tract or parcel of land lying and being in Land Lot 160 of the 12th District and 3rd Section of Whitfield County, Georgia, and being a portion of that property as shown by plat of survey by Peter L. Bakkum, Georgia Registered Land Surveyor, dated October 16, 1986, and being more particularly described as follows:

BEGINNING at an iron pin on the east right of way of Broadrick Drive, said pin being located southerly along the east side of said drive a distance of 200 feet from the southeast intersection of Broadrick Drive and Professional Boulevard; thence north 88 degrees 48 minutes 45 seconds east 207.39 feet to an iron pin; thence south 02 degrees 16 minutes 20 seconds west 100.14 feet to an iron pin; thence south 88 degrees 48 minutes 45 seconds west 198.60 feet to an iron pin on the east right of way of Broadrick Drive; thence north 02 degrees 45 minutes 15 seconds west, with and along the east side of Broadrick Drive, a distance of 100 feet to an iron pin and the POINT OF BEGINNING.

For prior title, see Deed Book 3719 Page 231, Whitfield County, Georgia Land Records.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-160-58-000
 Realkey 15202
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 30722
 Latitude
 Longitude

Parcel Address

Parcel House Number 0
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name BROADRICK
 Parcel Street Units
 Parcel Street Type DR

Current Fair Market Value Information

Previous 349500
 Current 349500
 Land 349500
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Property Information

Class Commercial
 Strata Small Tract
 Tax District County
 Neighborhood
 Legal Description PT TR 1 W E LOUNT
 Total Acres 7.57
 Zoning See GIS Map
 GMD/Map Number 56
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

Historical Fair Market Value Information

2021 349500
 2020 349500
 2019 349500

Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	PT TR 1 W E LOUNT
Year	2023	Sale Date	1/29/2022
Parcel Number	12-160-58-000	Taxes Due	3850.23
Bill	215930	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7094549	Taxes Paid Date	
Millage Rate	0	Current Due	3850.23
Fair Market Value	349500	Back Taxes	0
Assessed Value	139800	Total Due	3850.23
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	WHITFIELD HEALTHCARE FOUNDATION INC	Strata	Small Tract

Parcel Details

Sale Price	0	Reason	CORPORATE NAME CHANGE
Sale Date	1/29/2022	State	N
Deed Book/Page	6824 511	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	WHITFIELD HEALTHCARE FOUNDATION INC	Class	Commercial
Grantor	T MOUNTAIN AQUISITIONS LLC	Strata	Small Tract
Sale Price	0	Reason	DEED OF GIFT
Sale Date	1/25/2021	State	N
Deed Book/Page	6824 508	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	T MOUNTAIN AQUISITIONS LLC	Class	Commercial
Grantor	CHURCH FAMILY LIMITED PARTNERSHIP	Strata	Small Tract
Sale Price	1540000	Reason	MULTIPLE PARCELS INCLUDED IN SALE (FM)
Sale Date	1/10/2020	State	N
Deed Book/Page	6749 158	PT-61	PT-61 155-2021-000000
Deed Link	Click Here	Comments	
Grantee	CHURCH FAMILY LIMITED PARTNERSHIP	Class	Commercial
Grantor	MCBRAYER W EARL	Strata	Small Tract
Sale Price	302800	Reason	FAIR MARKET VACANT SALE
Sale Date	11/22/2002	State	N
Deed Book/Page	3815 001	PT-61	
Deed Link	Click Here	Comments	3736-351 (DOA) 08-07-02 DB 83-382

eFiled & eRecorded
DATE: 2/2/2021
TIME: 1:51 PM
DEED BOOK: 06824
PAGE: 00511 - 00513
RECORDING FEES: \$25.00
TRANSFER TAX: \$0.00
PARTICIPANT ID: 9346900302,7067927936
CLERK: Babs Bailey
Whitfield County, GA
PT61: 000292

[Space above this line for recording data.]

Please Record and Return to:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

LIMITED WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 29th day of January, 2021, between Whitfield Healthcare Foundation, Inc., a Georgia limited liability company, Grantor, and Hamilton Medical Center, Inc. a Georgia non profit corporation, 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.

WITNESSETH: That 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 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 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:

Whitfield Healthcare Foundation, Inc.

Unofficial Witness

By:  (Seal)
Jeff D. Myers, President


Notary Public

Attest:  (Seal)
Jane Shipes, Secretary

My Commission Expires:

9.01.2024

[Notarial Seal]

File No. 20210060

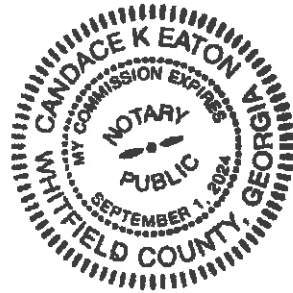


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot Nos. 145 and 160 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared for T Mountain Acquisitions, LLC, by Christopher Lee Lewis, Georgia Registered Land Surveyor No. 3063, dated December 30, 2019, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located in the northwest right of way line of Broadrick Drive (60' R/W), said point being located south 36 degrees 36 minutes 18 seconds west, as measured along said right of way line, a distance of 145.84 feet from the point of intersection of said right of way line and the southwest right of way line of Chattanooga Road (60' R/W, a/k/a Old U.S. Highway 41); thence running in a southwesterly direction, along the northwest right of way line of Broadrick Drive, the following courses and distances: south 36 degrees 37 minutes 03 seconds west, 50.0 feet; south 36 degrees 37 minutes 03 seconds west, 90.0 feet; south 25 degrees 14 minutes 23 seconds west, 127.75 feet to a painted rock; thence leaving said right of way and running north 00 degrees 21 minutes 57 seconds west a distance of 100.0 feet to an iron pin; thence south 73 degrees 51 minutes 23 seconds west a distance of 829.70 feet to a post; thence south 73 degrees 49 minutes 08 seconds west a distance of 280.84 feet to a post; thence north 01 degrees 02 minutes 07 seconds west, along the west line of said Land Lot No. 160, a distance of 32.15 feet; thence north 68 degrees 52 minutes 03 seconds east a distance of 149.68 feet to a concrete monument; thence north 00 degrees 24 minutes 57 seconds west a distance of 137.18 feet to an iron pin; thence south 89 degrees 35 minutes 03 seconds west a distance of 40 feet to an iron pin; thence north 00 degrees 24 minutes 57 seconds west a distance of 99.94 feet; thence north 01 degrees 11 minutes 57 minutes west 95.34 feet to an iron pin; thence north 01 degrees 11 minutes 57 seconds west a distance of 429.32 feet to an iron pin; thence south 89 degrees 29 minutes 16 seconds west along the south line of said Land Lot No. 145, a distance of 40.62 feet to an iron pin; thence north 00 degrees 30 minutes 35 seconds east a distance of 82.50 feet to an iron pin; thence north 79 degrees 16 minutes 43 seconds east, along the southeast right of way line of Chattanooga Road, a distance of 302.91 feet to an iron pin; thence south 00 degrees 26 minutes 05 seconds west a distance of 136.19 feet to an iron pin; thence north 89 degrees 29 minutes 16 seconds east, along the north line of said Land Lot No. 160, a distance of 99.01 feet to an iron pin; thence north 89 degrees 04 minutes 55 seconds east, along the north line of said Land Lot No. 160, a distance of 98.80 feet to an iron pin; thence north 86 degrees 47 minutes 43 seconds east, along the north line of said Land Lot No. 160, a distance of 434.08 feet to an iron pin located at the intersection of the southwest right of way line of Chattanooga Road and the north line of said Land Lot No. 160; thence south 42 degrees 03 minutes 48 seconds west a distance of 237.31 feet to an iron pin; thence south 55 degrees 57 minutes 57 seconds east a distance of 470.70 feet to an iron pin, which is the POINT OF BEGINNING.

Whitfield County Tax Parcel Information

Owner and Parcel Information

Parcel Number 12-160-59-000
 Realkey 36044
 Property Record Card [Click Here](#)
 GIS Map [Map](#)
 Owner Name HAMILTON MEDICAL CENTER INC
 Owner Address P O BOX 1900
 Owner Address 2
 Owner Address 3
 Owner City DALTON
 Owner State GA
 Owner Zip 307221900
 Latitude
 Longitude

Parcel Address

Parcel House Number 0
 Parcel Street Extension
 Parcel Street Direction
 Parcel Street Name CLEO
 Parcel Street Units
 Parcel Street Type WAY

Current Fair Market Value Information

Previous 265650
 Current 265650
 Land 265650
 Residential Improvement
 Commercial Improvement
 Accessory Improvement
 Conservation Use Value

Historical Fair Market Value Information

2021 265650
 2020 265650
 2019 265650

Property Information

Class Commercial
 Strata Lot
 Tax District County
 Neighborhood
 Legal Description 2.00A LL160-12
 Total Acres 2
 Zoning See GIS Map
 GMD/Map Number 056
 Subdivision
 Subdivision Phase
 Subdivision Section 0009
 Subdivision Block
 Subdivision Lot
 Comments:

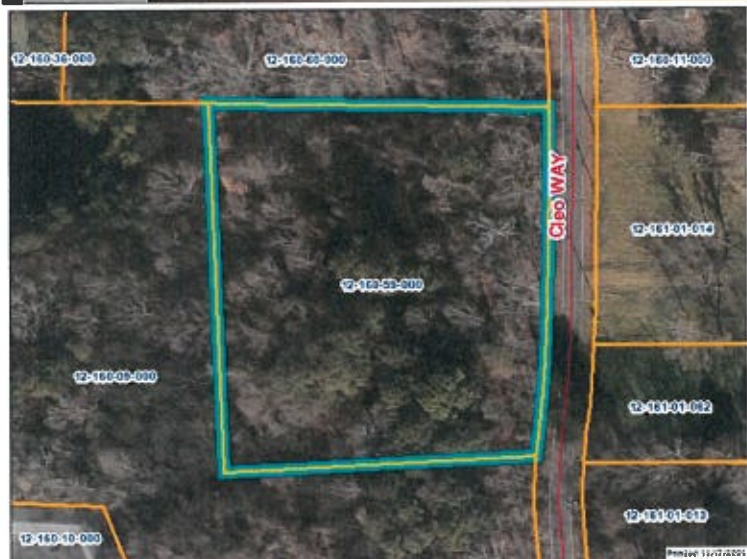
Exemption Information

Homestead 50
 Preferential Year
 Conservation Use Year
 Historical Year
 Historical Val 0
 EZ year
 EZ Val 0

Appeals Information

This parcel does not have any appeals

GIS Quickmap



For the current GIS map of this parcel, click on the Quickmap to launch the interactive map viewer

Tax Commissioner Information

Before making payment verify the amount due with the Tax Commissioner's office at 706-275-7510

Tax Bill Recipient	HAMILTON MEDICAL CENTER INC	Legal Description	2.00A LL160-12
Year	2023	Sale Date	
Parcel Number	12-160-59-000	Taxes Due	2926.51
Bill	215931	Taxes Due Date	12/20/2023
Exemption Type		Taxes Paid	0
Account No.	7088265	Taxes Paid Date	
Millage Rate	0	Current Due	2926.51
Fair Market Value	265650	Back Taxes	0
Assessed Value	106260	Total Due	2926.51
Prior Years Tax Data	Tax		

Commercial Structure Information

This parcel does not have any commercial structures to display

Residential Structure Information

This parcel does not have any residential structures to display

Accessory Information

This parcel does not have any accessories to display

Sales Information

Grantee	HAMILTON MEDICAL CENTER INC	Class	Commercial
Grantor	HAMILTON HEALTH CARE SYSTEMS INC	Strata	Lot

Parcel Details

Sale Price	0	Reason	CORPORATE NAME CHANGE
Sale Date	3/15/2019	State	N
Deed Book/Page	6699 466	PT-61	PT-61 155-2019-000000
Deed Link	Click Here	Comments	
<hr/>			
Grantee	HAMILTON HEALTH CARE SYSTEMS INC	Class	Commercial
Grantor	HOLCOMB DON	Strata	Lot
Sale Price	250000	Reason	FAIR MARKET VACANT SALE
Sale Date	2/22/2001	State	N
Deed Book/Page	3397 74	PT-61	
Deed Link	Click Here	Comments	
<hr/>			
Grantee	HOLCOMB DON	Class	Commercial
Grantor	HOLCOMB RHEBA H	Strata	Lot
Sale Price	0	Reason	FAIR MARKET VACANT SALE
Sale Date	11/30/2000	State	N
Deed Book/Page	3361 142	PT-61	
Deed Link	Click Here	Comments	

Deed Doc: WD
Recorded 03/27/2019 09:44AM
Georgia Transfer Tax Paid : \$0.00
MELICA KENDRICK
Clerk Superior Court, WHITFIELD County, Ga.
Bk 06699 Pg 0466-0468

Pnel000719

[Space above this line for recording data.]

Please Record and Return To:

J. Tom Minor, IV
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this 15th day of March, 2019, between **Hamilton Health Care System, Inc.**, a Georgia non profit corporation, Grantor, and **Hamilton Medical Center, Inc.**, a Georgia non profit corporation, 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.

GRANTOR AND GRANTEE acknowledge that this deed was prepared from information furnished by them. No title examination has been made, and The Minor Firm shall have no liability for the status of title to the property or for the accuracy of such information.

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 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.

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:

Patricia A. Ogles
Unofficial Witness

Candace K Eaton
Notary Public

Hamilton Health Care System, Inc.

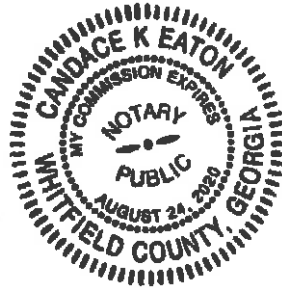
By: Jose Nery
President

Attest: Jill Smith
Assistant Secretary

My commission expires:

8/24/2020

[Notarial Seal]



[Corporate Seal]

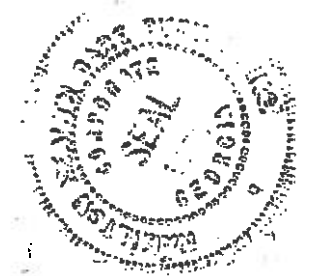


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 160 in the 12th District and 3rd Section of Whitfield County, Georgia and being more particularly described according to a plat of survey prepared for Hamilton Health Care System, Inc. by William C. Smith, Georgia Registered Land Surveyor No. 1803, dated December 3, 1999, revised January 12, 2001, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located at the intersection of the west right of way of Old Chattanooga Road and the south line of said Land Lot No. 160; thence running south 88 degrees 26 minutes 30 seconds west, along the south line of said Land Lot No. 160, a distance of 257.36 feet; thence running north 24 degrees 42 minutes 26 seconds west a distance of 374.00 feet; thence running north 88 degrees 53 minutes 32 seconds west a distance of 303.85 feet; thence running north 14 degrees 52 minutes 01 seconds west, along the east right of way line of Chattanooga Road, a distance of 137.44 feet; thence running in a northerly direction, along the east right of way line of Chattanooga Road, along an arc to the right (1,262.16' Radius) an arc distance of 202.69 feet (being subtended by a chord of north 10 degrees 15 minutes 59 seconds west for a distance of 202.47 feet); thence running north 87 degrees 33 minutes 03 seconds east a distance of 730.15 feet; thence running south 02 degrees 31 minutes 36 seconds east, along the west right of way of Old Chattanooga Road, a distance of 152.90 feet; thence running in a southerly direction, along the west right of way of Old Chattanooga Road, along a curve to the right (1,109.73' Radius) an arc distance of 87.0 feet (being subtended by a chord of south 00 degrees 16 minutes 51 seconds east for a distance of 86.98 feet); thence running south 01 degrees 57 minutes 55 seconds west, along the west right of way of Old Chattanooga Road, a distance of 68.31 feet; thence running in a southerly direction, along the west right of way of Old Chattanooga Road, along a curve to the left (648.25' Radius) an arc distance of 133.57 feet (being subtended by a chord of south 03 degrees 56 minutes 20 seconds east for a distance of 133.34 feet); thence running south 09 degrees 50 minutes 33 seconds east, along the west right of way of Old Chattanooga Road, a distance of 264.78 feet to the POINT OF BEGINNING.

EXHIBIT "B"

4-1-14

General commercial (C-2) This district is established to provide for and to encourage appropriate development along collector and arterial thoroughfares, which includes the broadest mix of commercial retail and service uses with associated storage capabilities, and other commercial activities which will both accommodate the needs of residents and those of the traveling public. Shopping centers and large retail stores would be common, along with a host of supporting commercial uses.

William C Cason III
Chief of Police
CCason@daltonga.gov
www.daltonga.gov



Public Safety Commission
Terry Mathis
Anthony Walker
Truman Whitfield
Alex Brown

DALTON POLICE DEPARTMENT
301 Jones Street, Dalton, Georgia 30720
Phone: 706-278-9085

Date: November 1, 2023

To: Chief Cliff Cason

From: Captain Shaun Scott

RE: Annexation Request – Multiple parcels owned by Hamilton Medical Center, Inc.

Chief Cason:

I have reviewed the annexation request for the following locations and have visited each site. The annexation of these properties will have no impact on Dalton Police Department's ability to provide law enforcement services in this area.

1711 Chattanooga Rd – 12-145-01-001 – 0.37 acres
1713 Chattanooga Rd – 12-145-01-002 – 0.34 acres
1721 Chattanooga Rd – 12-145-01-003 – 0.76 acres
0 Chattanooga Rd – 12-145-01-004 – 1.61 acres
1701 Chattanooga Rd – 12-145-03-000 – 1.31 acres
0 Phillips Dr – 12-159-01-021 – 1.13 acres
0 Broadrick Dr – 12-160-19-000 – 7.09 acres
1619 Broadrick Dr – 12-160-34-000 – 1.00 acres
0 N. Thornton Ave – 12-160-19-000 – 6.76 acres
1446 Broadrick Dr – 12-160-37-000 – 0.47 acres
0 Broadrick Dr – 12-160-58-000 – 7.57 acres
0 Cleo Way – 12-160-59-000 – 2.00 acres

Sincerely,

A handwritten signature in blue ink, appearing to read "Shaun Scott", is written over a white background.

Captain Shaun Scott
Patrol Division Commander



November 1, 2023

Mr. David Pennington, III
Mayor, City of Dalton
Post Office Box 1205
Dalton, Georgia 30722-1205

RE: Annexation Request for Multiple sites by Hamilton Medical Center – Parcel Numbers 12-145-01-001, 12-145-01-002, 12-145-01-003, 12-145-01-004, 12-145-03-000, 12-159-01-021, 12-160-19-000, 12-160-34-000, 12-160-09-000, 12-160-37-000, 12-160-58-000 and 12-160-59-000

Dear Mayor Pennington:

As requested in your October 30, 2023, memorandum, Dalton Utilities has reviewed the annexation request of Hamilton Medical Center, Inc. for multiple parcels listed above which total 30.41 acres +/- located in multiple locations.

Dalton Utilities may be able to provide electrical service to some of these locations, however others may be served by other local providers depending upon specific locations as prescribed by the Electrical Territory Agreement which governs where existing providers can serve load. With respect to water service, we can comfortably state that water service is available on every public road within the scope of these annexations. Sewer service can also be made available to these properties, however each site needs to be evaluated individually to determine the best and most cost effective way to serve with sewer. In some cases, a sewer main extension may be required at the developer's expense. Similarly, data and telecommunications services may also be available from nearby existing infrastructure for some of these parcels, however others may require line extensions in order to serve those utility needs.

Please do not hesitate to contact me at (706) 529-1011 or mbuckner@dutil.com should any questions arise or if we may be of assistance.

Sincerely,

A handwritten signature in blue ink that reads "Mark Buckner".

Mark Buckner, P.E.

PUBLIC WORKS DEPARTMENT

CHAD TOWNSEND, DIRECTOR

ctownsend@daltonga.gov

535 N. Elm Street
P.O. Box 1205
Dalton, GA 30722-1205
Office: (706) 278-7077
FAX: (706) 278-1847



DAVID PENNINGTON, MAYOR

CITY COUNCIL MEMBERS:

DENNIS MOCK
TYREE GOODLETT
STEVE FARROW

MEMORANDUM

**TO: DAVID PENNINGTON III, MAYOR
ATTN: BERNADETTE CHATTAM, CITY CLERK**

FROM: CHAD TOWNSEND, PUBLIC WORKS DIRECTOR

**RE: ANNEXATION REQUEST
HAMILTON MEDICAL CENTER, INC.
MULTIPLE STREET ADDRESSES (BROADRICK & OLD CHATTANOOGA)
30.41 ACRES
MULTIPLE PARCELS**

DATE: NOVEMBER 6, 2023

Please be advised that the Public Works Department has no objections to the annexation of the above referenced tract.

The proposed end use of this parcel is a multifamily development resulting in minimal services rendered by the Public Works Department.

MATT DANIEL
Fire Chief
Telephone 706-278-7363
Fax 706-272-7107
mdaniel@daltonga.gov

DALTON FIRE DEPARTMENT

404 School Street
Dalton, GA 30720



PUBLIC SAFETY COMMISSION
Truman Whitfield
Terry Mathis
Anthony Walker
Alex Brown

November 11, 2023

David Pennington, III
Mayor, City of Dalton

Re: Annexation proposal for parcel #12-145-01-001, 12-145-01-002, 12-145-01-003, 12-145-01-004, 12-145-03-000, 12-159-01-021, 12-160-19-000, 12-160-34-000, 12-160-09-000, 12-160-37-000, 12-160-58-000, and 12-160-59-000

Greetings,

A review of the proposed listed annexation request has been completed and the determination has been made there would be no negative impact to fire protection in the area as a result of annexation. Dalton Fire Department currently responds to this location as a result of the current automatic aid agreement with Whitfield County Fire Department. The proposed annexation will result in Dalton Fire Department having sole jurisdiction with no automatic aid needed or provided from Whitfield County Fire Department. There is sufficient water supply available in the area, as well the structure located on the property meets the proximity requirements associated with our ordinance.

Dalton Fire Department would not oppose annexation of the listed property.

Thank you,

A handwritten signature in cursive script that reads "Matt Daniel".

Matt Daniel
Fire Chief
Dalton Fire Department