

After Recording,
Please Return to:

G. Gargandi Vaughn
City Attorney
City of Dalton
Mitchell & Mitchell, P.C.
P.O. Box 668
Dalton, GA 30722

LIMITED WARRANTY DEED

STATE OF GEORGIA,
WHITFIELD COUNTY

IN CONSIDERATION of the sum of Ten And No/100 (\$10.00) Dollars and other valuable considerations, the **CITY OF DALTON**, a Georgia municipal corporation, does hereby sell, transfer and convey unto the **DALTON-WHITFIELD JOINT DEVELOPMENT AUTHORITY**, a public body corporate and politic and a joint development authority duly created pursuant to the Development Authorities Law of the State of Georgia, O.C.G.A. §36-62-1, et seq., as amended, and activated by joint and concurrent resolutions of the governing bodies of the City of Dalton, Georgia and Whitfield County, Georgia, a tract or parcel of land which is described as follows:

SEE **EXHIBIT ‘A’** ATTACHED HERETO FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD said lands and appurtenances unto said Grantee(s), its transferees and assigns in fee simple. This property is conveyed subject to all zoning ordinances, easements, restrictions and covenants of record in so far as the same may lawfully affect the above-described property.

AND THE SAID Grantor shall 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, Grantor(s) have hereunto set their hands and affixed their seals, this ____ day of _____, 20__.

CITY OF DALTON, GEORGIA

UNOFFICIAL WITNESS

MAYOR

Signed, sealed and delivered this
____ day of _____,
20__ in the presence of:

Attest:

CITY CLERK

NOTARY PUBLIC

[City Seal]

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Dalton in Land Lot 296 of the 12th District, 3rd Section of Whitfield County, Georgia and being more particularly described as follows:

Beginning at a mag nail found at the southern end of the curved miter in the southwest corner of the intersection of Sparks Lane and Tahoe Lane shown on that certain plat of Kirk Estates, Phase 3 recorded in Plat Cabinet E, Slide 78; thence with a curve turning to the left with an arc length of 38.38', a radius of 25.00', a chord bearing of North 44 Degrees 21 Minutes 39 Seconds West, and a chord length of 34.72', to a 5/8" rebar found; thence North 88 Degrees 26 Minutes 27 Seconds West a distance of 103.91 feet to an iron pin set (5/8" capped rebar); thence with a curve turning to the right with an arc length of 25.84', a radius of 50.00', a chord bearing of North 73 Degrees 56 Minutes 47 Seconds West, and a chord length of 25.55', to an iron pin set (5/8" capped rebar); thence North 22 Degrees 17 Minutes 16 Seconds East a distance of 98.87 feet to a 1/2" rebar found; thence with a curve turning to the right with an arc length of 64.74', a radius of 50.00', a chord bearing of South 39 Degrees 20 Minutes 50 Seconds East, and a chord length of 60.31', to a point; thence with a reverse curve turning to the left with an arc length of 37.60', a radius of 25.00', a chord bearing of South 45 Degrees 20 Minutes 17 Seconds East, and a chord length of 34.16', to a point; thence South 88 Degrees 25 Minutes 28 Seconds East a distance of 109.62 feet to a point on the north right of way of Sparks Lane; thence along the north right of way of Sparks Lane with a curve turning to the left with an arc length of 85.93', a radius of 55.00', a chord bearing of South 47 Degrees 17 Minutes 20 Seconds West, and a chord length of 77.45', to a mag nail found on the west right of way of Tahoe Lane, which is the point of beginning;

Said tract having an area of 8,498 square feet and is more fully shown on an exhibit drawing prepared for Habitat for Humanity of Dalton-Whitfield & Murray, Inc. by Chastain & Associates, PC dated August 26, 2020 (Job #220F43A).