

[Space above this line for recording data.]

Please Record and Return To:

Cross Reference:

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

Deed Book 6990 Page 666, and
Deed Book 6990 Page 791,
Whitfield County, Georgia Land
Records

QUIT CLAIM DEED

THIS INDENTURE made this _____ day of _____, 2025, between **Wells Fargo Bank, National Association**, Grantor, and **Hammond Creek Township, LLC**, 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 one dollar and other valuable considerations, in hand paid at and 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, convey, remise, release and forever quit claim unto the said Grantee, all the right, title, interest, claim or demand which the Grantor may have in and to the land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

THIS DEED is executed and delivered for the purpose of releasing the property herein described from (a) that certain Security Deed from Grantee to Grantor, dated April 28, 2023, and recorded in Deed Book 6990 Page 666, Whitfield County, Georgia Land Records; (b) that certain Security Deed from Hammond Creek Township, LLC to Wells Fargo Bank, N.A., dated April 28, 2023, and recorded in Deed Book 6990 Page 791, Whitfield County, Georgia Land Records; and (c) that certain UCC Financing Statement, filed for record on May 1, 2023, in Deed Book 6990 Page 814, Whitfield County, Georgia Land Records, reflecting Hammond Creek Township, LLC as debtor and Wells Fargo Bank, National Association as secured party; and to release any claim which Grantor might have on the above property

from whatever source derived. Grantor warrants and represents that Grantor is the owner of said Security Deed and the note secured thereby and that Grantor has the right and power to execute and deliver this Deed. Said Security Deed shall remain in full force and effect as to all the property described therein, less and except the property herein (and heretofore) released. This Quit Claim Deed is executed pursuant to the provisions of paragraphs 4.17 of the aforementioned Security Deeds.

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 so that neither Grantor nor any other person claiming under him shall at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

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]



Wells Fargo Bank, National Association

By: Alan E. Doherty (Seal)

Title: Executive Director

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot Nos. 139 and 140 in the 12th District and 3rd Section of Whitfield County, Georgia, and being a public roadway known as Township Drive, and being more particularly described according to a plat of survey prepared for Hammond Creek Capital, by David L. Hester, Georgia Registered Land Surveyor No. 3042, dated March 31, 2023, last revised April 24, 2023, and being more particularly described according to said survey as follows:

COMMENCING at concrete monument found at the intersection of the eastern right of way of North Bypass (variable right of way) with the northern right of way of Pleasant Grove Drive (variable right of way); thence along said right of way of Pleasant Grove Drive the following courses and distances: north 65 degrees 00 minutes 24 seconds west a distance of 79.17 feet to a concrete monument found; thence along a curve to the left having a radius of 646.00 feet and an arc length of 346.18 feet, being subtended by a chord bearing of north 58 degrees 34 minutes 58 seconds east for a distance of 342.05 feet to a concrete monument found; thence north 11 degrees 49 minutes 28 seconds west a distance of 24.59 feet to a concrete monument found; thence north 39 degrees 54 minutes 38 seconds east a distance of 44.01 feet to a concrete monument found; thence south 17 degrees 37 minutes 30 seconds east a distance of 24.08 feet to a concrete monument found; thence along a curve to the left having a radius of 646.00 feet and an arc length of 336.45 feet, being subtended by a chord bearing of north 24 degrees 12 minutes 03 seconds east for a distance of 332.66 feet to a concrete monument found; thence north 09 degrees 16 minutes 50 seconds east a distance of 77.43 feet to a point, said point being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING, thence leaving said right of way, north 35 degrees 59 minutes 19 seconds west a distance of 44.46 feet to a point; thence north 80 degrees 44 minutes 37 seconds west a distance of 136.54 feet to a point; thence north 67 degrees 45 minutes 52 seconds west a distance of 25.37 feet to a point; thence north 67 degrees 45 minutes 52 seconds west a distance of 30.05 feet to a point; thence north 46 degrees 06 minutes 32 seconds west a distance of 464.21 feet to a point; thence along a curve to the left having a radius of 1,975.00 feet and an arc length of 238.49 feet, being subtended by a chord bearing of north 49 degrees 34 minutes 05 seconds west for a distance of 238.34 feet to a point; thence south 43 degrees 53 minutes 28 seconds west a distance of 30.85 feet to a point; thence along a curve to the right having a radius of 70.00 feet and an arc length of 311.50 feet, being subtended by a chord bearing of north 08 degrees 37 minutes 26 seconds west for a distance of 111.09 feet to a point; thence south 61 degrees 08 minutes 20 seconds east a distance of 91.28 feet to a point; thence along a curve to the right having a radius of 2,035.00 feet and an arc length of 238.45 feet, being subtended by a chord bearing of south 49 degrees 27 minutes 56 seconds east for a distance of 238.32 feet to a point; thence south 46 degrees 06 minutes 32 seconds east a distance of 344.44 feet to a point; thence along a curve to the left having a radius of 329.50 feet and an arc length of 199.18 feet, being subtended by a chord bearing of south 63 degrees 25 minutes 34 seconds east for a distance of 196.16 feet to a point; thence south 80 degrees 44 minutes 37 seconds east a distance of 78.03 feet to a point; thence north 64 degrees 07 minutes 27 seconds east a distance of 26.06 feet to a point on the northern right of way of Pleasant Grove Drive; thence along said right of way, south 09 degrees 16 minutes 50 seconds west a distance of 117.80 feet to a point, said point being the TRUE POINT OF BEGINNING.