

[Space above this line for recording data.]

Please Record and Return To:

Jonathan L. Bledsoe
The Minor Firm
P.O. Box 2586
Dalton, GA 30722-2586

WARRANTY DEED

Georgia, Whitfield County

THIS INDENTURE made this _____ day of _____, 2025, between **OP 2115, LLC**, a Georgia limited liability company, Grantor, **The City of Dalton**, a municipal corporation of the State of Georgia, 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:

[Signature]
Unofficial Witness

[Signature]
Notary Public

OP 2115, LLC

[Signature] (Seal)

Octavio Perez

Title: Manager

My commission expires:

[Notarial Seal]



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 239 in the 12th District and 3rd Section of Whitfield County, Georgia, and being part of Lot Nos. 204 through 227, inclusive, of Martin Heights Subdivision, and being more particularly described according to a plat of survey of said subdivision prepared for Octavio Perez by Joseph R. Evans Georgia Registered Land Surveyor No. 2168, recorded in Plat Book 1 Page 206 (Plat Cabinet A Slide 51), Whitfield County, Georgia Land Records, and being more particularly described according to said survey as follows:

BEGINNING at an iron pin located on the easterly right of way line of Harris Street (50' R/W) a distance of 314.05 feet north of the point of intersection of said right of way with the westerly right of way of Third Avenue (50' R/W); thence northerly, along and with the easterly right of way of Harris Street the following courses and distances: north 04 degrees 52 minutes 54 seconds west a distance of 126 feet; north 01 degree 50 minutes 08 seconds east a distance of 73.82 feet; north 06 degrees 01 minute 57 seconds west a distance of 67.68 feet; north 14 degrees 20 minutes 30 seconds west a distance of 70.60 feet; north 23 degrees 33 minutes 56 seconds west a distance of 73.24 feet; north 23 degrees 37 minutes 31 seconds west a distance of 79.43 feet; north 10 degrees 12 minutes 24 seconds west a distance of 50.60 feet; north 02 degrees 17 minutes 05 seconds east a distance of 64.21 feet; and north 06 degrees 19 minutes 45 seconds east a distance of 43.78 feet to an iron pin; thence leaving said right of way and running south 88 degrees 29 minutes 55 seconds east a distance of 138.71 feet to an iron pin found; thence south 02 degrees 33 minutes 03 seconds east a distance of 195.78 feet to an iron pin; thence south 13 degrees 36 minutes 56 seconds east a distance of 148.93 feet to an iron pin; thence south 00 degrees 51 minutes 30 seconds east a distance of 290.41 feet to an iron pin; thence north 88 degrees 29 minutes 55 seconds west a distance of 73.73 feet to an iron pin and THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT 25-feet in width for the purpose of building, installing, constructing, operating, repairing and maintaining a sewer line to serve the above-described property, as more particularly described in deed from Brown Industries, Inc., successor by name change to MS Divestiture Corporation, to Octavio Perez, as recorded in Deed Book 3030, Page 344, Whitfield County, Georgia Land Records.