

[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 OF GIFT

Georgia, Whitfield County

THIS INDENTURE made this 24th day of September, 2018, between **Robert W. Caperton, Jr.**, Grantor, and the **City of Dalton, Georgia**, 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.

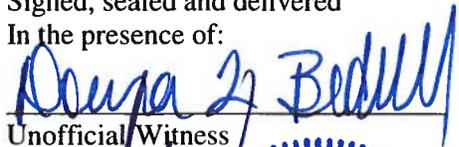
THE GRANTOR, for and in consideration of a gift made by Grantor to Grantee, and other good and valuable consideration, does hereby give, grant, bargain and convey unto Grantee, all that tract or parcel of land as more particularly described in Exhibit "A" attached hereto, reference to which is hereby made and incorporated herein by reference.

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

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee forever, in Fee Simple, the said Grantor hereby covenanting that the above-described property is free and clear from any encumbrance done or suffered by Grantor. The said Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the said Grantor.

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

Signed, sealed and delivered
In the presence of:

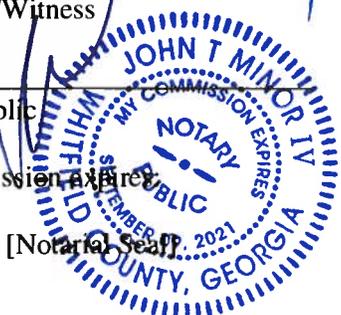


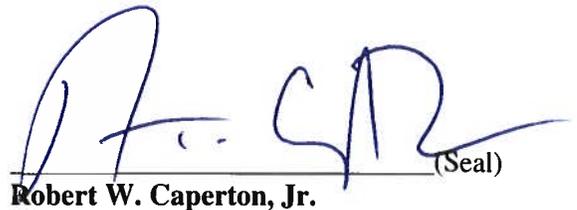
Unofficial Witness

Notary Public

My commission expires

[Notarial Seal]




_____ (Seal)

Robert W. Caperton, Jr.

EXHIBIT "A"

Tract No. 1:

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described as Tract No. 2 according to a plat of survey prepared for Barrett Investments Enterprises, LLLP by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated July 18, 2018, and being more particularly described according to said survey as follow:

BEGINNING at a point located in the southeast right of way line of Selvidge Street (80' R/W, f/k/a Cleveland Street), said point being located south 24 degrees 27 minutes 34 seconds west, as measured along the southeast right of way line of Selvidge Street, a distance of 406.17 feet from the southeast intersection of the south right of way line of Waugh Street (100' R/W) and the southeast right of way line of Selvidge Street; thence south 88 degrees 15 minutes 20 seconds east a distance of 295.29 feet to a point located in the west right of way line of Pentz Street (80' R/W); thence south 00 degrees 32 minutes 37 seconds west, along the west right of way line of Pentz Street a distance of 20.00 feet; thence north 88 degrees 15 minutes 20 seconds west a distance of 304.08 feet to a point located in the southeast right of way line of Selvidge Street; thence north 24 degrees 27 minutes 34 seconds east, along the southeast right of way line of Selvidge Street, a distance of 21.68 feet to the POINT OF BEGINNING.

Tract No. 2:

All that tract or parcel of land lying and being in Land Lot No. 219 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described as Tract No. 4 according to a plat of survey prepared for Barrett Investments Enterprises, LLLP by Christopher L. Lewis, Georgia Registered Land Surveyor No. 3063, dated July 18, 2018, and being more particularly described according to said survey as follow:

BEGINNING at the original southeast intersection of the south right of way line of Waugh Street (100' R/W) and the east right of way line of Pentz Street (80' R/W); thence south 89 degrees 16 minutes 51 seconds east, along the south right of way line of Waugh Street, a distance of 40.4 feet; thence running in a southwesterly direction, as measured along the arc of the curve to the left (40' Radius) forming the new southeast intersection of the south right of way line of Waugh Street and the east right of way line of Pentz Street, an arc distance of 63.23 feet, said arc being subtended by a chord with a bearing of south 45 degrees 25 minutes 45 seconds west and a distance of 56.85 feet; thence north 00 degrees 08 minutes 42 seconds east, along the east right of way line of Pentz Street, a distance of 40.40 feet to the POINT OF BEGINNING.

