

**[Space above this line for recording data.]**

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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 and effective as of \_\_\_\_\_, 2020, between the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantor, and **3P Services, Inc.**, a Georgia 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 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]

**City of Dalton, Georgia**

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Clerk

[Seal]

## **EXHIBIT “A”**

All that tract or parcel of land lying and being in Land Lot No. 295 in the 10th District and 3rd Section of Whitfield County, Georgia and being more particularly described according to a plat of survey prepared for Dalton Utilities by H. Gregory Massey, Georgia Registered Land Surveyor No. 2760, dated January 28, 2020, and recorded in Plat Book E Slide 1493, Whitfield County, Georgia Land Records, reference to which is hereby made and incorporated herein by reference.