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Please Record and Return To:

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

## QUIT CLAIM DEED

**Georgia, Whitfield County**

**THIS INDENTURE** made this \_\_\_\_ day of \_\_\_\_\_, 2023, between the **City of Dalton, Georgia**, a municipal corporation of the State of Georgia, Grantor, and **Hammond Creek Capital, LLC**, a Georgia limited liability company, 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.

**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:

**City of Dalton, Georgia**

\_\_\_\_\_  
Unofficial Witness

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

\_\_\_\_\_  
Notary Public

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

My commission expires:

[Seal]

[Notarial Seal]

## EXHIBIT "A"

All that tract or parcel of land lying or being in Land Lots 139 and 140, 12th District, 3rd Section, City of Dalton, Whitfield County, Georgia, and being more particularly described as follows:

COMMENCING at a concrete monument found at the intersection of the northeastern right-of-way of North Bypass (variable right-of-way) with the westerly right-of-way of Pleasant Grove Drive (variable right-of-way) having Georgia State Plane Coordinate values Northing:1,745,718.59; Easting: 2,065,607.69, Georgia West Zone. Thence along said right-of-way of the North Bypass the following courses and distances: North 22 degrees 28 minutes 53 seconds West a distance of 403.27 feet to a concrete monument; South 58 degrees 50 minutes 53 seconds West a distance of 10.54 feet to a concrete monument; North 32 degrees 51 minutes 54 seconds West a distance of 284.82 feet to a concrete monument; North 23 degrees 00 minutes 42 seconds West a distance of 40.87 feet to a point said point being the TRUE POINT OF BEGINNING. Thence along said right-of-way of the North Bypass North 23 degrees 00 minutes 42 seconds West, a distance of 0.64 feet to a concrete monument; thence North 23 degrees 02 minutes 44 seconds West, a distance of 109.33 feet to a point; thence departing said right-of-way South 88 degrees 58 minutes 51 seconds East, a distance of 250.49 feet to a point; thence North 01 degrees 08 minutes 09 seconds East, a distance of 429.90 feet to a point; thence South 46 degrees 18 minutes 51 seconds East, a distance of 136.01 feet to a point; thence South 01 degrees 08 minutes 09 seconds West, a distance of 438.13 feet to a point; thence North 88 degrees 58 minutes 51 seconds West, a distance of 305.64 feet to a point located on the northeastern right-of-way of the North Bypass, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.639 Acres.