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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 \_\_\_\_\_, 2020, between the **City of Dalton**, a municipal corporation of the State of Georgia Grantor, and **891 College Drive, LLC, as successor by name change to 503 College Drive, 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.

**THERE IS HEREBY RESERVED TO GRANTOR**, across under and through the above described property easements for the maintenance of existing utility lines traversing 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 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**

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

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

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

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

[Corporate Seal]

My commission expires:

[Notarial Seal]

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot No. 234 in the 12th District and 3rd Section of Whitfield County, Georgia, and being more particularly described according to a plat of survey prepared by Max Randall Compton, Georgia Registered Land Surveyor No. 2584, dated October 27, 2017, revised October 15, 2020, and being more particularly described according to said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING of the tract of land herein described, commence at a concrete monument located at the point of intersection of the south line of said Land Lot No. 234 and the west right of way line of Interstate Highway No. 75; thence south 88 degrees 06 minute 56 seconds west, as measured along the south line of said Land Lot No. 234, a distance of 14.01 feet; thence north 84 degrees 32 minutes 32 seconds west a distance of 110.79 feet; thence north 01 degrees 41 minutes 24 seconds east a distance of 33.17 feet; thence running in a northerly direction along an arc to the left (Radius 220.99 feet), arc distance of 70.45 feet, said arc being subtended by a chord with a bearing of north 06 degree 57 minutes 18 seconds west and a chord distance of 70.15 feet; thence north 07 degrees 06 minutes 51 seconds west a distance of 72.78 feet to the TRUE POINT OF BEGINNING of the tract of land herein described; FROM THE TRUE POINT OF BEGINNING thus established thence south 82 degrees 03 minutes 42 seconds west a distance of 6.94 feet; thence north 07 degrees 06 minutes 58 seconds west, as measured along the east right of way line of College Drive as relocated, a distance of 85.45 feet; thence north 11 degrees 03 minutes 02 seconds west, as measured along the east right of way line of College Drive as relocated, a distance of 208.63 feet; thence north 78 degrees 56 minutes 58 seconds east a distance of 7.0 feet; thence south 11 degrees 03 minutes 02 seconds east a distance of 208.08 feet; thence south 07 degrees 06 minutes 51 secondseast a distance of 86.37 feet to the POINT OF BEGINNING.

SUBJECT TO THE RIGHTS of Five Star Hospitality, LLC and Dalton Hospitality Hotel Services, LLC, and their successors, licensees, tenants and assigns to the use of the above described property as a means of ingress and egress to College Drive.