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After recording, please return to:

Charles M. Ferguson, Jr.
Atkinson Ferguson, LLC
118 Court Street
Monroe, Georgia 30655

STATE OF GEORGIA

COUNTY OF WALTON

RIGHT-OF-WAY DEED

THIS INDENTURE, made this the ____ day of _____, 2022, between **RICHARD D. HESTER, SR., a/k/a RICHARD D. HESTER** (hereinafter referred to as "Grantor"), and **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that Grantor, in consideration of the sum of one dollar (\$1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever as RIGHT-OF-WAY unto the said Grantee the following described property:

See **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described property to Grantee, subject to all matters and encumbrances of record, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises.

Exhibit A

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 26 & 27 OF THE 2ND LAND DISTRICT OF WALTON COUNTY, GEORGIA, WITHIN THE CITY LIMITS OF GOOD HOPE, CONTAINING 1.156 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEASTERN RIGHT-OF-WAY (R/W) INTERSECTION OF GA. HWY#83 (100' R/W) AND OLD GOOD HOPE ROAD (35' R/W NORTH SIDE); THENCE ALONG THE NORTHERN R/W OF OLD GOOD HOPE ROAD THE FOLLOWING COURSES; NORTH 56 DEGREES 50 MINUTES 09 SECONDS EAST, 166.49 FEET TO A 5/8" REBAR SET; THENCE NORTH 56 DEGREES 30 MINUTES 38 SECONDS EAST, 201.31 FEET TO A 5/8" REBAR SET; THENCE NORTH 56 DEGREES 22 MINUTES 59 SECONDS EAST, 153.71 FEET TO A 5/8" REBAR SET; THENCE NORTH 56 DEGREES 58 MINUTES 35 SECONDS EAST, 47.60 FEET TO A 5/8" REBAR SET; THENCE NORTH 56 DEGREES 58 MINUTES 35 SECONDS EAST, 31.15 FEET TO A POINT; THENCE NORTH 60 DEGREES 24 MINUTES 56 SECONDS EAST, 143.81 FEET TO A 5/8" REBAR SET; THENCE NORTH 60 DEGREES 22 MINUTES 13 SECONDS EAST, 148.29 FEET TO A 5/8" REBAR SET; THENCE NORTH 60 DEGREES 34 MINUTES 49 SECONDS EAST, 52.59 FEET TO A 5/8" REBAR SET; THENCE NORTH 60 DEGREES 34 MINUTES 49 SECONDS EAST, 49.68 FEET TO A POINT; THENCE NORTH 60 DEGREES 21 MINUTES 50 SECONDS EAST, 154.55 FEET TO A 5/8" REBAR SET; THENCE NORTH 63 DEGREES 34 MINUTES 55 SECONDS EAST, 86.95 FEET TO A POINT; THENCE NORTH 66 DEGREES 20 MINUTES 05 SECONDS EAST, 105.79 FEET TO A POINT; THENCE NORTH 70 DEGREES 12 MINUTES 09 SECONDS EAST, 97.84 FEET TO A 5/8" REBAR SET; THENCE LEAVING SAID R/W, SOUTH 28 DEGREES 02 MINUTES 58 SECONDS EAST, 35.37 FEET TO A POINT; THENCE THE FOLLOWING COURSES ALONG THE CENTERLINE OF OLD GOOD HOPE ROAD, SOUTH 70 DEGREES 12 MINUTES 09 SECONDS WEST, 101.74 FEET TO A POINT; THENCE SOUTH 66 DEGREES 20 MINUTES 05 SECONDS WEST, 103.76 FEET TO A POINT; THENCE SOUTH 63 DEGREES 34 MINUTES 55 SECONDS WEST, 85.13 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21 MINUTES 50 SECONDS WEST, 153.64 FEET TO A POINT; THENCE SOUTH 60 DEGREES 34 MINUTES 49 SECONDS WEST, 102.28 FEET TO A POINT; THENCE SOUTH 60 DEGREES 22 MINUTES 13 SECONDS WEST, 148.24 FEET TO A POINT; THENCE SOUTH 60 DEGREES 24 MINUTES 56 SECONDS WEST, 142.77 FEET TO A POINT; THENCE SOUTH 56 DEGREES 58 MINUTES 35 SECONDS WEST, 77.52 FEET TO A POINT; THENCE SOUTH 56 DEGREES 22 MINUTES 59 SECONDS WEST, 153.57 FEET TO A POINT; THENCE SOUTH 56 DEGREES 30 MINUTES 38 SECONDS WEST, 201.45 FEET TO A POINT; THENCE SOUTH 56 DEGREES 50 MINUTES 09 SECONDS WEST, 166.85 FEET TO A POINT ON THE EASTERN R/W OF GA. HWY#83; THENCE LEAVING SAID CENTERLINE ALONG THE EASTERN R/W OF GA. HWY#83, NORTH 32 DEGREES 43 MINUTES 54 SECONDS WEST, 35.00 FEET TO THE POINT OF BEGINNING.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness

**RICHARD D. HESTER, SR., a/k/a
RICHARD D. HESTER**

Notary Public

My commission expires:_____

[NOTARIAL SEAL]