

Map Reference No. C1800006

(Above Reserved for Recording)

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 December, 2022, between **COLLIS RD. LOT 1, LLC**, a Georgia limited liability company (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 transfer unto the said Grantee a seventy foot (70') Right-of-Way over 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.

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:

Witness

Notary Public

My commission expires:_____

GRANTOR:

COLLIS RD. LOT 1, LLC,
a Georgia limited liability company

By:_____

Name:_____

Title:_____

[NOTARIAL SEAL]

Exhibit A

Legal Description

All that tract or parcel of land being in G.M.D 10, 11, and 193, 3rd District, of Walton County, Georgia and being more particularly described as follows:

Beginning At A Point at the intersection of the Right-of-Way of Bearden Road and Frank Camp Road; Thence following the Right-of-Way of Bearden Road S 30°16'40" E A Distance Of 345.06' To A Point; Thence S 29°30'13" E A Distance Of 208.50' To A Point; Thence S 59°32'46" W A Distance Of 35.00' To A Point along the Centerline of Bearden Road; Thence following the centerline of Bearden Road N 30°27'14" W A Distance Of 27.78' To A Point; Thence N 29°04'26" W A Distance Of 127.30' To A Point; Thence N 30°02'05" W A Distance Of 77.22' To A Point; Thence N 29°12'20" W A Distance Of 99.50' To A Point; Thence N 30°52'14" W A Distance Of 92.69' To A Point; Thence N 30°22'05" W A Distance Of 82.46' To A Point; Thence N 31°21'20" W A Distance Of 46.68' To A Point; Thence Leaving the Centerline N 59°35'59" E A Distance Of 35.00' To A Point; Which Is The Point Of Beginning,

Having An Area Of 19026.5 Square Feet, 0.4368 Acres