

Map Reference No. C1800006

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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 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 thirty-five foot (35') 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:

GRANTOR:

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

Witness

By:_____

Name:_____

Title:_____

Notary Public

My commission expires:_____

[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 in the Centerline of Frank Camp Road; Thence following the Centerline N 59°36'00" E A Distance Of 283.58' To A Point; Thence N 60°22'05" E A Distance Of 448.87' To A Point; Thence N 59°54'40" E A Distance Of 452.64' To A Point; Thence N 59°13'50" E A Distance Of 150.98' To A Point; Thence N 54°47'25" E A Distance Of 102.38' To A Point; Thence N 57°55'25" E A Distance Of 86.72' To A Point; Thence N 59°29'05" E A Distance Of 116.06' To A Point; Thence N 63°28'40" E A Distance Of 157.72' To A Point; Thence N 64°56'55" E A Distance Of 201.51' To A Point; Thence N 62°02'05" E A Distance Of 132.27' To A Point; Thence leaving said Centerline S 37°21'00" E A Distance Of 35.47' To A Point; Thence following the proposed 35' Right-of-Way S 62°02'05" W A Distance Of 138.94' To A Point; Thence S 64°56'55" W A Distance Of 201.95' To A Point; Thence S 63°28'40" W A Distance Of 87.59' To A Point; Thence S 63°28'40" W A Distance Of 68.46' To A Point; Thence S 59°29'05" W A Distance Of 114.36' To A Point; Thence S 57°55'25" W A Distance Of 41.96' To A Point; Thence S 57°55'25" W A Distance Of 43.33' To A Point; Thence S 54°47'25" W A Distance Of 102.78' To A Point; Thence S 59°13'50" W A Distance Of 53.89' To A Point; Thence S 59°13'50" W A Distance Of 98.65' To A Point; Thence S 59°54'40" W A Distance Of 101.35' To A Point; Thence S 59°54'40" W A Distance Of 200.00' To A Point; Thence S 59°54'40" W A Distance Of 151.64' To A Point; Thence S 60°22'05" W A Distance Of 48.36' To A Point; Thence S 60°22'05" W A Distance Of 295.09' To A Point; Thence S 60°22'05" W A Distance Of 105.32' To A Point; Thence S 59°36'00" W A Distance Of 283.35' To A Point; Thence leaving the proposed 35' Right-of-Way N 30°23'16" W A Distance Of 35.00' To A Point; Which Is The Point Of Beginning.

Having An Area Of 74720.9 Square Feet, 1.7154 Acres