
(Above Reserved for Recording)

STATE OF GEORGIA

COUNTY OF WALTON

After recording, please return to:

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

QUITCLAIM DEED

THIS INDENTURE, made effective as of the ____ day of _____, 2026, is between **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("GRANTOR"), and **DAVID R. ROCHE AND ANITA C. ROCHE** ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed and forever quitclaimed and by these presents does remise, release, convey and forever quitclaim unto the said GRANTEE, that certain tract or parcel of land lying and being in Walton County, Georgia as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, TOGETHER WITH any buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the "Property").

TO HAVE AND TO HOLD the Property in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to the Property or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year first above written.

GRANTOR:

WALTON COUNTY, GEORGIA

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:_____

[NOTARIAL SEAL]

By:_____
Name:_____
Title:_____

Attest:_____
Name:_____
Title:_____

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lot 84 of the 4th Land District, Walton County, Georgia and being more particular described as follows:

To find the True Point of Beginning, begin at a Point at the intersection of the Northerly Right-of-Way of Sterling Water Drive (apparent 50' Right-of-Way) and the Easterly Right-of-Way of Future Road (apparent 50' Right-of-Way), said Point being The True Point of Beginning.

THENCE from said Point as thus established and continuing along said right-of-way, North 55 degrees 08 minutes 22 seconds West for a distance of 40.00 feet to a Point; THENCE leaving said Right-of-Way, North 34 degrees 51 minutes 49 seconds East for a distance of 302.88 feet to a Point along the Northerly right-of-Way of Future Road (apparent 50' Right-of-Way); THENCE following along said right-of-Way, South 55 degrees 08 minutes 11 seconds East for a distance of 25.00 feet to a Point, THENCE 34 degrees 51 minutes 49 seconds West for a distance of 287.88 feet to a Point; THENCE along a curve turning to the left having a radius of 15.00 feet and an arc length of 6.54 feet being subtended by a chord South 22 degrees 22 minutes 56 seconds West, for a distance of 6.48 feet to a Point; THENCE along a curve turning to the left having a radius of 15.00 feet and an arc length of 17.03 feet being subtended by a chord South 22 degrees 37 minutes 04 seconds East, for a distance of 16.13 feet to a Point, said point being The True Point of Beginning.

Said property is the same property identified as "TRACT 2 – 0.175 ACRES/7,620 S.F.)" on that certain plat of survey dated August 24, 2026 and prepared by Land Development Surveyors, Inc., certified by Lee Jay Johnson, Ga. RLS # 2846, which plat is recorded in Plat Book ____, Page ____, Walton County records, which plat is incorporated herein by reference for a more complete description of the property.

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STATE OF GEORGIA

COUNTY OF WALTON

After recording, please return to:

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

QUITCLAIM DEED

THIS INDENTURE, made effective as of the ____ day of _____, 2026, is between **WALTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia ("GRANTOR"), and **LAKESHORE ESTATES HOMEOWNERS ASSOCIATION, INC.** ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed and forever quitclaimed and by these presents does remise, release, convey and forever quitclaim unto the said GRANTEE, that certain tract or parcel of land lying and being in Walton County, Georgia as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, TOGETHER WITH any buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the "Property").

TO HAVE AND TO HOLD the Property in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to the Property or any of the rights, members and appurtenances thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year first above written.

GRANTOR:

WALTON COUNTY, GEORGIA

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:_____

[NOTARIAL SEAL]

By:_____
Name:_____
Title:_____

Attest:_____
Name:_____
Title:_____

Exhibit "A"

Legal Description of the Property

All that tract or parcel of land lying and being in Land Lot 84 of the 4th Land District, Walton County, Georgia and being more particular described as follows:

To find the True Point of Beginning, begin at a Point at the intersection of the Northerly Right-of-Way of Sterling Water Drive (apparent 50' Right-of-Way) and the Easterly Right-of-Way of Future Road (apparent 50' Right-of-Way); THENCE leaving said Point and following along the Northerly Right-of-Way of Sterling Water Drive (apparent 50' Right-of-Way) in a Northwesterly direction for a distance of 40.00 feet to a Point, said Point being The True Point of Beginning.

THENCE from said Point as thus established and continuing along said right-of-way, North 55 degrees 08 minutes 22 seconds West for a distance of 40.00 feet to a Point at the intersection of the Westerly Right-of-Way of Future Road (apparent 50' Right-of-Way); THENCE leaving said Right-of-Way of Sterling Water Drive and following along the Westerly Right-of-Way of the Future Road (apparent 50' Right-of-Way), along a curve turning to the left having a radius of 15.00 feet and an arc length of 23.57 feet being subtended by a chord North 79 degrees 51 minutes 25 seconds East for a distance of 21.22 feet to a Point; THENCE North 34 degrees 51 minutes 49 seconds East for a distance of 287.88 feet to a Point; THENCE South 55 degrees 08 minutes 11 seconds East for a distance of 25.00 feet to a Point; THENCE South 34 degrees 51 minutes 49 seconds West for a distance of 302.88 feet to a Point, said point being The True Point of Beginning.

Said property is the same property identified as "TRACT 1 – 0.175 ACRES/7,620 S.F.)" on that certain plat of survey dated August 24, 2026 and prepared by Land Development Surveyors, Inc., certified by Lee Jay Johnson, Ga. RLS # 2846, which plat is recorded in Plat Book ____, Page ____, Walton County records, which plat is incorporated herein by reference for a more complete description of the property.