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After recording, please return to:
Powell & Edwards, PC
P.O. Box 1390
Lawrenceville, GA 30046

STATE OF GEORGIA
COUNTY OF WALTON

LIMITED WARRANTY DEED

THIS INDENTURE, made the ____ day of October, in the year Two Thousand Twenty-One between

**WALTON COUNTY, GEORGIA,
a political subdivision of the State of Georgia**

as party or parties of the first part, hereinafter called Grantor, and

CITY OF WALNUT GROVE, GEORGIA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That: Grantor, for and in consideration of TEN AND 00/100 (\$10.00) 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 granted, bargained, sold aliened,

conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee any and all interest, including any reversionary interest, in the approximately 60 acres located southeast of the intersection of State Route 81 and State Highway 138 in Walnut Grove, Georgia being more particularly described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever owning, holding or claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Unofficial Witness

BY: _____
David Thompson, Chairman
Walton County Board of Commissioners

(SEAL)

Notary Public
My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land, located southeast of the intersection of State Route 81 and State Highway 138, near Forrester Cemetery Road, together with all improvements, known as 4130 Highway 138, SW, Covington, GA, in the State of Georgia, County of Walton located in Land Lots 173 and 200, 4th Land District, Broken Arrow G.M.D., containing 60.000 acres, as shown by a survey entitled "Survey for City of Walnut Grove," dated August 3, 2010, prepared by Precision Planning, Inc., certified by Randall W. Dixon, Georgia Registered Land Surveyor No. 1678, recorded in Plat Book 106, Page 137, Clerk's Office, Walton Superior Court. Said property is an outparcel of the property conveyed by Quitclaim Deed into Jonathan Miller Dial and Margaret Strait Dial dated October 21, 1996, recorded in Deed Book 725, Pages 487, Walton County Records.

Also conveyed herewith is the 30 foot wide ingress/egress easement depicted on the above-referenced survey provided access to said described tract from the public right-of-way of Forrester Cemetery Road through the adjoining property of Jonathan Miller Dial and Margaret Strait Dial.

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