

Deed Book **10582** Pg **109**  
Filed and Recorded 4/1/2009 1:54:40 PM

*Red* M 200431  
JARRARD AND DAVIS LLP  
105 PILGRIM VILLAGE DRIVE  
STE 200  
CUMMING, GA 30040

Transfer Tax \$0.00  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

After Recording Return To:  
Leon Spencer Gandy, Jr., Esq.  
Gandy & Rice, PC  
400 Northridge Road, Suite 590  
Atlanta, GA 30350

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made the 30 day of March, 2009, between UNITED COMMUNITY BANK (hereinafter referred to as "Grantor") and CHEROKEE COUNTY, GEORGIA, a body politic and corporate and a political subdivision of the State of Georgia (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns, where the context requires or permits):

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto Grantee, the following described real property located in Cherokee County, Georgia:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of Grantee, in FEE SIMPLE,

And Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

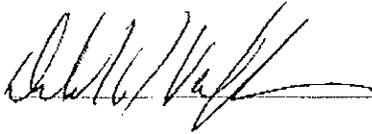
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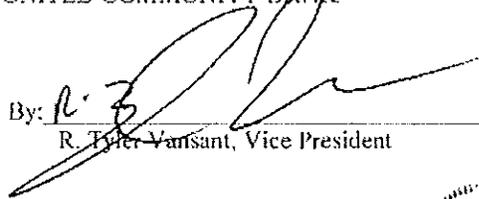
IN WITNESS WHEREOF, Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

GRANTOR:

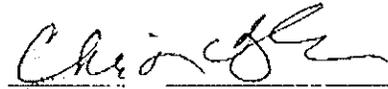
Signed and sealed in the presence of:

UNITED COMMUNITY BANK

  
\_\_\_\_\_

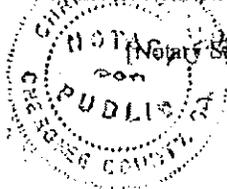
By:   
\_\_\_\_\_

R. Tyler Vansant, Vice President

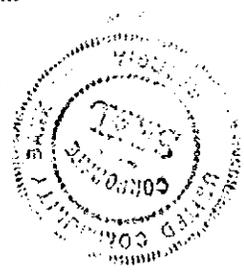
  
\_\_\_\_\_

[AFFIX CORPORATE SEAL]

NOTARY PUBLIC



March 4, 2010



COPY

## Exhibit "A"

## Tract 1

(63.87 acres)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 245, 14<sup>th</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin found at the intersection of Land Lots 224, 225, 245 and 244, thence proceeding along the westerly land lot line of Land Lot 245 North 00 degrees 24 minutes 25 seconds West 1537.86 feet to a point; thence leaving said land lot line South 86 degrees 30 minutes 50 seconds East 100.00 feet to a point; thence North 00 degrees 24 minutes 25 seconds West 655.00 feet to a point on the southerly right of way of the Heard Road extension (110-ft RW); thence South 86 degrees 30 minutes 50 seconds East 418.53 feet to a point; thence proceeding along a curve to the left an arc distance of 290.29 feet, said arc having a radius of 550.00 feet and subtended by a chord bearing North 78 degrees 21 minutes 55 seconds East a chord distance of 286.93 feet to a point; thence North 63 degrees 14 minutes 45 seconds East 138.85 feet to a point; thence proceeding along a curve to the right an arc distance of 118.21 feet, said arc having a radius of 450.00 feet and subtended by a chord bearing North 70 degrees 46 minutes 15 seconds East a chord distance of 117.87 feet to a point; thence North 78 degrees 17 minutes 45 seconds East 419.50 feet to a point; thence South 13 degrees 26 minutes 35 seconds East 50.26 feet to an iron pin set; thence South 47 degrees 53 minutes 10 seconds East 155.47 feet to an iron pin found; thence South 34 degrees 57 minutes 50 seconds East 93.30 feet to an iron pin found; thence South 08 degrees 41 minutes 10 seconds West 66.32 feet to an iron pin found; thence South 36 degrees 31 minutes 15 seconds West 33.03 feet to an iron pin found; thence South 45 degrees 05 minutes 15 seconds West 57.96 feet to an iron pin found; thence South 60 degrees 40 minutes 25 seconds West 139.79 feet to an iron pin found; thence South 67 degrees 05 minutes 15 seconds West 53.50 feet to an iron pin found; thence South 12 degrees 36 minutes 40 seconds West 138.60 feet to an iron pin set on the northerly right-of-way of Wildflower Circle (50-ft RW); thence proceeding along a curve to the left an arc distance of 85.00 feet, said arc having a radius of 325.00 feet and subtended by a chord bearing North 74 degrees 51 minutes 30 seconds West a chord distance of 84.75 feet to an iron pin set; thence proceeding along the westerly end of the right-of-way of Wildflower Circle (50-ft RW) South 08 degrees 32 minutes 10 seconds West 50.00 feet to a point; thence leaving said right-of-way along a curve to the left an arc distance of 55.24 feet, said arc having a radius of 275 feet and subtended by a chord bearing North 88 degrees 15 minutes 55 seconds West a chord distance of 55.14 feet to a point; thence South 85 degrees 58 minutes 50 seconds West 39.63 feet to an iron pin set; thence South 42 degrees 43 minutes 00 seconds West 149.23 feet to an iron pin set; thence North 79 degrees 54 minutes 10 seconds West 43.70 feet to an iron pin set; thence South 38 degrees 44 minutes 55 seconds West 60.03 feet to an iron pin set; thence South 04 degrees 19

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minutes 00 seconds East 193.20 feet to an iron pin set; thence South 57 degrees 09 minutes 25 seconds East 186.01 feet to an iron pin set; thence South 66 degrees 08 minutes 55 seconds East 424.76 feet to an iron pin set; thence South 24 degrees 41 minutes 45 seconds East 62.69 feet to an iron pin set; thence South 23 degrees 52 minutes 00 seconds West 617.90 feet to an iron pin set; thence North 89 degrees 29 minutes 50 seconds West 355.33 feet to an iron pin set; thence South 00 degrees 59 minutes 40 seconds West 577.31 feet to an iron pin set on the southerly land lot line of Land Lot 245; thence proceeding along said land lot line North 89 degrees 00 minutes 20 seconds West 958.32 feet to an iron pin found at the intersection of Land Lots 224, 225, 245 and 244 and the POINT OF BEGINNING.

Said tract depicted as Tract 1 containing 63.87 acres as shown on survey prepared for Cherokee County by Landmarx Inc. dated December 16, 2008, revised February 24, 2009, March 23, 2009 and March 25, 2009, bearing the seal and certification of Jim Norton, GRLS No. 2260.

Together with:

Tract 2  
(3.76 acres)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 245, 14<sup>th</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin found at the intersection of Land Lots 224, 225, 245 and 244, thence proceeding along the westerly land lot line of Land Lot 245 North 00 degrees 24 minutes 25 seconds West 1537.86 feet to a point, thence proceeding North 00 degrees 24 minutes 25 seconds West 655.00 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence proceeding North 00 degrees 24 minutes 25 seconds West 110.25 feet to an iron pin set; thence leaving said land lot line South 86 degrees 30 minutes 50 seconds East 526.01 feet on the northerly right-of-way of the Heard Road extension (110-ft. RW) to a point; thence along a curve to the left an arc distance of 232.23 feet, said arc having a radius of 440.00 feet and subtended by a chord bearing North 78 degrees 21 minutes 55 seconds East a chord distance of 229.54 feet to a point; thence North 63 degrees 14 minutes 45 seconds East 138.85 feet on the northerly right-of-way of the Heard Road extension (110-ft RW) to a point; thence along a curve to the right an arc distance of 147.10 feet, said arc having a radius of 560.00 feet and subtended by a chord bearing North 70 degrees 46 minutes 15 seconds East a chord distance of 146.68 feet to a point; thence North 78 degrees 17 minutes 45 seconds East 419.50 feet along the northerly right-of-way of the Heard Road extension (110-ft. RW) to a point; thence leaving said right-of-way line South 13 degrees 26 minutes 35 seconds East 110.00 feet to a point on the southerly right-of-way line of Heard Road extension (110-ft RW); thence South 78 degrees 17 minutes 45 seconds West 419.50 feet to a point on the

southerly right-of-way of the Heard Road extension (110-ft RW); thence along a curve to the left an arc distance of 118.21 feet, said arc having a radius of 450.00 feet and subtended by a chord bearing South 70 degrees 46 minutes 15 seconds West a chord distance of 117.87 feet to a point; thence South 63 degrees 14 minutes 45 seconds West 138.85 feet to a point on the southerly right-of-way of the Heard Road extension (110-ft RW); thence along a curve to the right an arc distance of 290.29 feet, said arc having a radius of 550.00 feet and subtended by a chord bearing South 78 degrees 21 minutes 55 seconds West a chord distance of 286.93 feet to a point; thence North 86 degrees 30 minutes 50 seconds West 518.53 feet to an iron pin set on the westerly land lot line of Land Lot 245 at the TRUE POINT OF BEGINNING.

Said tract depicted as Tract 2 containing 3.76 acres as shown on survey prepared for Cherokee County by Landmarx Inc. dated December 16, 2008, revised February 24, 2009, March 23, 2009 and March 25, 2009, bearing the seal and certification of Jim Norton, GRLS No. 2260.

Together with:

Tract 3

(9.74 acres)

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 245, 14<sup>th</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin found at the intersection of Land Lots 224, 225, 245 and 244, thence proceeding along the westerly land lot line of Land Lot 245 North 00 degrees 24 minutes 25 seconds West 1537.86 feet to a point, thence proceeding North 00 degrees 24 minutes 25 seconds West 655.00 feet to an iron pin set; thence proceeding North 00 degrees 24 minutes 25 seconds West 110.25 feet to an iron pin set and the TRUE POINT OF BEGINNING; thence from said True Point of Beginning thus established, proceed North 00 degrees 24 minutes 25 seconds West 353.40 feet to an iron pin found on the southerly land lot line of Land Lot 246; thence South 89 degrees 25 minutes 55 seconds East 1461.86 feet on the northerly land lot line of Land Lot 245 and southerly land lot line of Land Lot 246 to an iron pin set on the westerly right-of-way on the westerly right-of-way line of Fate Conn Road (50-ft RW); thence along a curve to the right an arc distance of 63.15 feet, said arc having a radius of 975.00 feet and subtended by a chord bearing South 25 degrees 53 minutes 00 seconds East a chord distance of 63.14 feet to a point; thence South 24 degrees 01 minutes 40 seconds East a distance of 49.78 feet to a point on the northerly right-of-way line of Heard Road extension (110-ft RW); thence proceeding along the right-of-way of Heard Road extension along a curve to the right an arc distance of 74.83 feet, said arc having a radius of 440.00 feet and subtended by a chord bearing South 71 degrees 41 minutes 15 seconds West a chord distance of 74.74 feet to a point on said right-of-way; thence South 78 degrees 17 minutes 45 seconds West 419.50 feet to a point on the northerly right-of-way of the Heard Road extension;

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thence along a curve to the left an arc distance of 147.10 feet, said arc having a radius of 560.00 feet and subtended by a chord bearing South 70 degrees 46 minutes 15 seconds West a chord distance of 146.68 feet to a point on said right-of-way; thence South 63 degrees 14 minutes 45 seconds West 138.85 feet to a point on the northerly right-of-way of the Heard Road extension; thence along a curve to the right an arc distance of 232.23 feet, said arc having a radius of 440.00 feet and subtended by a chord bearing South 78 degrees 21 minutes 55 seconds West a chord distance of 229.54 feet to a point on said right-of-way; thence North 86 degrees 30 minutes 50 seconds West 526.01 feet on said right of way line to an iron pin set on the westerly land lot line of Land Lot 245 at the TRUE POINT OF BEGINNING.

Said tract depicted as Tract 3 containing 9.74 acres as shown on survey prepared for Cherokee County by Landmarx Inc. dated December 16, 2008, revised February 24, 2009, March 23, 2009 and March 25, 2009, bearing the seal and certification of Jim Norton, GRLS No. 2260.

COPY

PT-61 (Rev. 1/104)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2009-002513

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME United Community Bank				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 635 Whitlock Avenue				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1,427,400.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marietta, GA 30067 USA		DATE OF SALE 3/30/2009		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Cherokee County				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1130 Bluffs Parkway				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 1421/044 D, E, A, G	ACCOUNT NUMBER
TAX DISTRICT 14th	GMD 2 Sect.	LAND DISTRICT	ACRES 77.37	LAND LOT 245	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

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