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CHEROKEE COUNTY, GA

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BOOK 4204 PAGE 055  
*Anne M. Laneau*

CHEROKEE COUNTY, GA.  
REAL ESTATE TRANSFER TAX

PAID \$213.60 ✓

DATE July 5, 2000

*Anne M. Laneau*  
CLERK OF SUPERIOR COURT  
# 20959

After recording, return to:  
Beckett G. Cantley, Esq.  
Rachelson & White  
Glenridge Highlands One  
5555 Glenridge Connector, Suite 425  
Atlanta, Georgia 30342

2000

STATE OF GEORGIA  
COUNTY OF CHEROKEE

#### WARRANTY DEED

THIS INDENTURE made effective the 25th day of April, 2000, between **THOMAS E. DAME, III** (hereinafter referred to as "Grantor") and **DAME FAMILY, LLLP**, a Georgia limited partnership, (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

#### WITNESSETH

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tracts or parcels of land lying and being in Cherokee County, Georgia (hereinafter referred to as the "Land") as more particularly described in the attached Exhibit "A", which Exhibit is incorporated herein.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

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AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

GRANTOR:

Thomas E. Dame (L.S.)  
THOMAS E. DAME, III

Signed, sealed and delivered in  
the presence of:

Mary B. Bender (SEAL)  
Unofficial Witness

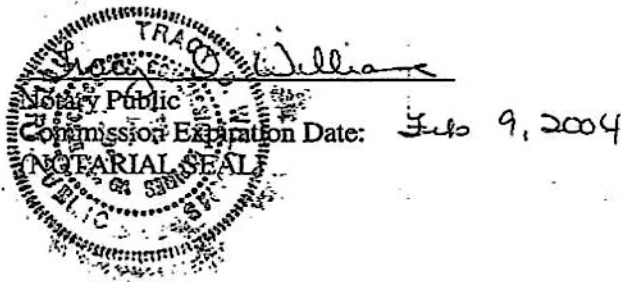


Exhibit "A"Tract I:

All that tract or parcel of land lying and being in Land Lot 252, 13<sup>th</sup> District, Cherokee County, Georgia, and being more particularly described as follows:

Commencing at the northwest corner of Land Lot 252 (said point also being the southwest corner of Land Lot 217); running thence along the northerly land lot line of Land Lot 252 south 86 degrees 39 minutes 50 seconds east a distance of 662.41 feet to a point located in the centerline of a creek; running thence along a traverse line traversing said creek south 32 degrees 45 minutes 47 seconds east a traverse distance of 1,064.58 feet to a point located in the centerline of said creek, it being the intent that the centerline of said creek shall be the property line as said creek is defined by the traverse line described above; running thence south 03 degrees 06 minutes 13 seconds west a distance of 456.86 feet to a point; running thence south 03 degrees 06 minutes 13 seconds west a distance of 32.08 feet to a point; running thence south 42 degrees 58 minutes 43 seconds west a distance of 25.00 feet to a point; running thence south 42 degrees 58 minutes 43 seconds west a distance of 1,939.21 feet to a point located at the southwest corner of Land Lot 252 (said point also being the northwest corner of Land Lot 253); running thence along the westerly land lot line of Land Lot 252 north 01 degree 29 minutes 11 seconds east a distance of 1,519.68 feet to a point; continuing thence along said land lot line north 03 degrees 06 minutes 13 seconds east a distance of 1,291.42 feet to a point and the point of beginning, containing 54.761 acres and being more particularly shown on that certain plat of survey prepared by Paul Lee Consulting Engineering Assoc., Inc., dated September 9, 1987 and bearing the certification and seal of Paul E. Lee, Georgia Registered Land Surveyor No. 1715.

Easement I:

Together with a non-exclusive perpetual easement for ingress and egress over the following described tract from and to the property described above to and from Dry Pond Road, any public thoroughfare, or any easement providing ingress and egress to and from Dry Pond Road from and to the property described above as Tract I or the easement area described hereinbelow:

All that tract or parcel of land lying and being in Land Lot 216, 217 and 252 of the 13<sup>th</sup> District of Cherokee County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING, commence at the northwest corner of Land Lot 252 (said point also being the southwest corner of Land Lot 217); running thence along the northerly land lot line of Land Lot 252 south 86 degrees 39 minutes 50 seconds east a distance of 662.41 feet to a point located in the centerline of a

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creek; running thence along a traverse line traversing said creek south 32 degrees 45 minutes 47 seconds east a traverse distance of 1,064.58 feet to a point located in the centerline of said creek; running thence south 03 degrees 06 minutes 13 seconds west a distance of 456.86 feet to a point and the TRUE POINT OF BEGINNING. From said TRUE POINT OF BEGINNING as thus established run thence south 48 degrees 06 minutes 15 seconds east a distance of 131.14 feet to a point; running thence south 53 degrees 24 minutes 40 seconds east a distance of 209.33 feet to a point; running thence south 51 degrees 20 minutes 35 seconds east a distance of 40.50 feet to a point; running thence south 68 degrees 59 minutes 29 seconds east a distance of 49.70 feet to a point; running thence south 53 degrees 36 minutes 04 seconds east a distance of 54.48 feet to a point; running thence north 73 degrees 16 minutes 16 seconds east a distance of 159.74 feet to a point; running thence north 10 degrees 43 minutes 51 seconds east a distance of 149.85 feet to a point; running thence north 00 degrees 49 minutes 09 seconds west a distance of 202.59 feet to a point; running thence north 20 degrees 34 minutes 47 seconds west a distance of 197.31 feet to a point; running thence north 14 degrees 21 minutes 22 seconds east a distance of 69.76 feet to a point; running thence north 41 degrees 12 minutes 12 seconds west 218.46 feet to a point; running thence north 42 degrees 55 minutes 45 seconds west a distance of 299.06 feet to a point; running thence north 37 degrees 40 minutes 24 seconds west 513.90 feet to a point; running thence north 36 degrees 10 minutes 09 seconds west a distance of 188.12 feet to a point located on the northerly land lot line of Land Lot 252; running thence north 36 degrees 10 minutes 11 seconds west a distance of 361.72 feet to a point; running thence along an arc of a curve to the left an arc distance of 8.36 feet to a point (said arc being subtended by a chord bearing north 39 degrees 21 minutes 49 seconds west a chord distance of 8.36 feet); running thence north 42 degrees 33 minutes 26 seconds west a distance of 392.61 feet to a point; running thence along an arc of a curve to the right an arc distance of 29.06 feet to a point (said arc being subtended by a chord bearing north 35 degrees 53 minutes 48 seconds west a chord distance of 29.00 feet); running thence north 29 degrees 14 minutes 09 seconds west a distance of 273.86 feet to a point; running thence along an arc of a curve to the left an arc distance of 36.56 feet to a point (said arc being subtended by a chord bearing north 43 degrees 12 minutes 00 seconds west a chord distance of 36.20 feet); running thence north 57 degrees 09 minutes 51 seconds west a distance of 369.06 feet to a point; running thence along an arc of a curve to the left an arc distance of 11.11 feet to a point (said arc being subtended by a chord bearing north 61 degrees 24 minutes 33 seconds west a chord distance of 11.10 feet); running thence north 65 degrees 39 minutes 14 seconds west a distance of 360.03 feet to a point located on the southeasterly right-of-way line of Dry Pond Road; running thence along the right-of-way of said Dry Pond Road north 46 degrees 41 minutes 18 seconds east a distance of 54.06 feet to a point; running thence south 65 degrees 39 minutes 14 seconds east a distance of 339.48 feet to a point; running thence along an arc of a curve to the right an arc distance of 18.52 feet to a point (said arc being subtended by a chord bearing south 61 degrees 24 minutes 33 seconds east a chord distance of 18.50 feet); running thence south 57 degrees 09 minutes 51 seconds east a distance of 369.06 feet to a point; running thence along an arc of a curve to the right



an arc distance of 60.93 feet to a point (said arc being subtended by a chord bearing south 43 degrees 12 minutes 00 seconds east a chord distance of 60.33 feet to a point); running thence south 29 degrees 14 minutes 09 seconds east a distance of 273.86 feet to a point; running thence along an arc of a curve to the left an arc distance of 17.44 feet to a point (said arc being subtended by a chord bearing south 35 degrees 53 minutes 48 seconds east a chord distance of 17.40 feet); running thence south 42 degrees 33 minutes 26 seconds east a distance of 392.61 feet to a point; running thence along an arc of a curve to the right an arc distance of 13.94 feet to a point (said arc being subtended by a chord bearing south 39 degrees 21 minutes 49 seconds east a chord distance of 13.93 feet); running thence south 36 degrees 10 minutes 11 seconds east a distance of 402.95 feet to a point located on the northerly land lot line of Land Lot 252; running thence south 36 degrees 10 minutes 14 seconds east a distance of 146.39 feet to a point; running thence south 37 degrees 40 minutes 24 seconds east a distance of 510.79 feet to a point; running thence south 42 degrees 55 minutes 45 seconds east a distance of 297.52 feet to a point; running thence south 41 degrees 12 minutes 12 seconds east a distance of 245.55 feet to a point; running thence south 14 degrees 21 minutes 22 seconds west a distance of 80.37 feet to a point; running thence south 20 degrees 34 minutes 47 seconds east a distance of 190.29 feet to a point; running thence south 00 degrees 49 minutes 09 seconds east a distance of 216.35 feet to a point; running thence south 10 degrees 43 minutes 51 seconds west a distance of 185.27 feet to a point; running thence south 73 degrees 16 minutes 16 seconds west a distance of 215.11 feet to a point; running thence north 53 degrees 36 minutes 04 seconds west a distance of 72.73 feet to a point; running thence north 68 degrees 59 minutes 29 seconds west a distance of 50.70 feet to a point; running thence north 51 degrees 20 minutes 35 seconds west a distance of 47.36 feet to a point; running thence north 53 degrees 24 minutes 40 seconds west a distance of 210.75 feet to a point; running thence north 48 degrees 06 minutes 15 seconds west a distance of 113.84 feet to a point; running thence north 42 degrees 58 minutes 43 seconds east a distance of 25.00 feet to a point; running thence north 03 degrees 06 minutes 13 seconds east a distance of 32.08 feet to a point and the TRUE POINT OF BEGINNING and being more particularly shown on that certain plat of survey prepared by Paul Lee Consulting Engineering Assoc., Inc., dated September 9, 1987 and bearing the certification and seal of Paul E. Lee, Georgia Registered Land Surveyor No. 1715.

Easement II:

Also conveyed herein is a non-exclusive easement for ingress and egress to and from the property described as Parcel I above to and from Dry Pond Road, and public thoroughfare or any easement necessary to obtain ingress and egress from and to Dry Pond Road, a public thoroughfare or easement to and from the property described in Parcel I above in and to the following roadways easements:

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1. Easement Agreement dated October 5, 1981 from Georgia Craft Company to Jack P. Sisson and William S. Elias, recorded in Deed Book 312, page 664, Cherokee County, Georgia records.
2. Roadway Easement from Roy Golden, Douglas Paine and Elliott R. Baker to William S. Elias and Jack P. Sisson dated July 9, 1983, recorded in Deed Book 358, Page 632, Cherokee County, Georgia records.

Rec 7-6-2000