

After recording return to:  
Carson B. Sears, Esq.  
Sanders, Haugen & Sears, P.C.  
11 Perry Street  
Newnan, Georgia 30262  
SH&S File No. 23437-A

**LIMITED WARRANTY DEED**

**THIS LIMITED WARRANTY DEED** made this 1st day of February, 2024, by **THE CITY OF SENOIA, a corporate body politic, (“Grantor”)**, having an address of P.O. Box 310, Senoia, Georgia, 30276, and **The Development Authority of The City of Senoia, Georgia, a corporate body politic (“Grantee”)**, having an address of 68 Main Street, Senoia, Georgia 30276 (Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities)

**THAT GRANTOR**, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Coweta County, Georgia, more particularly described on **Exhibit A** attached hereto and by this reference made a part hereof (the “**Property**”).

**TO HAVE AND TO HOLD** the Property, together with all and singular the rights, members, improvements 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.

**AND THE GRANTOR** does hereby warrant the title to the Property and will defend such title against the lawful claims of all persons claiming by, through or under Grantor, subject only to the items reflected on **Exhibit B** (the “**Retained Rights**”) and **Exhibit C** attached hereto (the “**Permitted Exceptions**”).

**IN WITNESS WHEREOF**, Grantor has executed this Limited Warranty Deed under seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**THE CITY OF SENOIA, a corporate body politic**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
[Notary Seal]

Name: William Pearman  
Its: Mayor

ATTEST:

\_\_\_\_\_  
Lynn Carter, Clerk

**Exhibit A**

**Legal Description**

**Tract One:**

All that Tract or Parcel of land situate, lying and being in Land Lot 248 of the 1st Land District, Coweta County, Georgia, as Tract E, containing 0.77 Acres, more or less, according to plat of survey prepared by W.D. Gray and Associates, Inc. for The City of Senoia, dated 01/05/2023, recorded at Plat Book 101, Page 391, in the Office of the Superior Court of Coweta County Georgia, which plat is incorporated herein by reference thereto for a more complete and accurate description.

**Tract Two:**

All that Tract or Parcel of land situate, lying and being in Land Lot 248 of the 1st Land District, Coweta County, Georgia, as Tract F, containing 2.00 Acres, more or less, according to plat of survey prepared by W.D. Gray and Associates, Inc. for The City of Senoia, dated 01/05/2023, recorded at Plat Book 101, Page 392, in the Office of the Superior Court of Coweta County Georgia, which plat is incorporated herein by reference thereto for a more complete and accurate description.

## **Exhibit B**

### **Retained Rights**

- 1. Easements Reserved: Grantor hereby reserves easements for ingress, egress, maintenance, and utilities as shown on the above plats of survey (including but not limited to water, sewer, electric, gas or any other governmental purpose allowed by the Charter of the City of Senoia, Georgia, or other Georgia Law) including all drives and roads shown or designated as “proposed” on those certain plats of survey referenced hereinabove describing the Property.**
  
- 2. Wihuri Parkway: Grantee its successors and/or assigns shall allow Wihuri Parkway to remain open as access for ingress, egress and regress by both vehicular and pedestrian traffic for Grantor and the general public until such time as Grantee its successors and/or assigns construct and dedicate a public road or access road to Grantor, the acceptance of which shall not be unreasonably withheld by Grantor, to replace the needs served by Wihuri Parkway.**
  
- 3. Zoning Uses: Grantee its assigns and successors in title shall use the Property for any uses allowed in the Industrial Zoning District under the City of Senoia, Georgia’s Zoning Ordinance, as such ordinance may be amended. Any deeds of conveyance from Grantee to any third party shall include this language as a restrictive covenant to run with the Property.**

**Exhibit C**  
**Permitted Exceptions**

**As to All Tracts:**

1. All taxes for the year 2024 and subsequent years which are a lien not yet payable.
2. Rights and claims of parties in possession.
3. Title to that portion of caption property embraced within the bounds of roads, highways, easements and rights of way, if any.
4. Subject to that certain Right of First Refusal Agreement between The Development Authority of The City of Senoia, Georgia, a corporate body politic to Winpak Films, Inc., a Georgia corporation, dated October 11, 2023, recorded in Deed Book 5650, Page 996, Coweta County, Records.
5. Rights of others in and to the easement set forth in deed between Coweta County to Georgia Power Company, dated February 10, 2011, recorded in Deed Book 3662, Pages 876-877, Coweta County Records.
6. Subject to the rights of others in and to the Memorandum of Understanding and Lease Between the City of Senoia and Coweta County, dated January 18, 2011, filed in Deed Book 3641, Page 706, Coweta County Records, as amended.
7. Subject to all matters as shown on plat of survey prepared for City of Senoia recorded in Plat Book 101, Page 276, Coweta County Records.

**As to Tract One:**

8. Subject to all matters as shown on plat of survey prepared for City of Senoia recorded in Plat Book 101, Page 391, Coweta County Records.

**As to Tract Two:**

9. Subject to all matters as shown on plat of survey prepared for Coweta County recorded in Plat Book 67, Page 244, Coweta County Records.
10. Subject to all matters as shown on plat of survey prepared for City of Senoia recorded in Plat Book 101, Page 392, Coweta County Records.