

Record and Return to:
Lawson & Beck, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269

WARRANTY DEED

STATE OF **GEORGIA**

COUNTY OF **COWETA**

THIS INDENTURE, Made the 6 th day of March, 2020, between

268 SENOIA, LLC
A GEORGIA LIMITED LIABILITY COMPANY

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

THE CITY OF SENOIA LOCATED IN
COWETA COUNTY, STATE OF 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 the sum of TEN AND 00/100 (\$10.00) DOLLARS in hand paid at and before sealing and delivery of these presents, the receipt whereof 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,

ALL THOSE TRACTS OF PARCELS OF LAND LYING AND BEING LAND LOT 229 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA: BEING THOSE CERTAIN ROAD RIGHT-OF-WAYS KNOWN AS "DUCK DRIVE 50' R/W", "CUSHING STREET 50' R/W", "PERKINS COVE 50' R/W" & "POINTER LANE 50' R/W" AS PER FINAL PLAT OF FIELDSTONE ESTATES PHASE 4 RECORDED IN PLAT BOOK 98, PAGES 239-251 RECORDS OF COWETA COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

THIS DEED IS EXECUTED FOR THE SOLE PURPOSE OF DEDICATING AND CONVEYING TO THE PUBLIC AND IN PARTICULAR THE CITY OF SENOIA LOCATED IN COWETA COUNTY, GEORGA, FOREVER IN FEE SIMPLE, ALL STREETS, RIGHTS OF WAY FOR STREETS.

SUBJECT to restrictive covenants and general utility easements of record.


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 whomever.

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

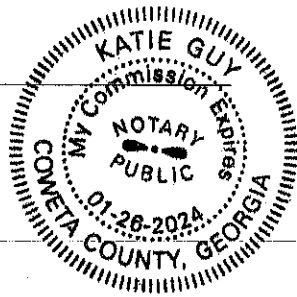
Signed, sealed and delivered in presence of:

268 SENOIA, LLC


Unofficial Witness


By: **JEFFREY LINDSEY, MANAGER**


Notary Public



Lawson & Beck, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
770-486-8949 Phone
770-486-8950Fax

CERTIFICATE OF TITLE

Prepared for and limited to the use of: The City Of Senoia

Re: **FIELDSTONE SUBDIVISION PHASE 4**

This is to certify that on behalf of the firm of GARY LAWSON & ASSOCIATES, P.C., the undersigned, in accordance with Title Standards of the State of Georgia (as approved June 2, 1972), has examined the title to the real property described in Exhibit "A" attached hereto and incorporated herein, as officially and correctly indexed in the public records of the county in which said property lies, and that, as a result of a 50 year search, that merchantable title in Fee Simple is vested in **268 SENOIA LLC**

LIMITATIONS, LIENS AND OBJECTS

Subject to those objections and exceptions set out as follows:

- 1.) All matters of record subsequent to the date of this certificate;
- 2.) Matters affection the title which are not of record, or which, if they are of record are not indexed in such a manner that a reasonably prudent search would have revealed them to the examiner;
- 3.) Zoning law, ordinances and regulations concerning the use, occupancy, possession and retention of caption property;
- 4.) Unrecorded statutory liens for the improvement of captioned property;
- 5.) Street and sanitary liens not properly placed on record;
- 6.) Matters respecting personal property situated or affixed to captioned property;
- 7.) Bankruptcy proceedings affection captioned property;
- 8.) Such state of facts as would be disclosed from a competent civil engineer's accurate survey of said captioned property;
- 9.) Title to that portion of the premises within the bounds of any public road;
- 10.) The riparian rights of abutting land owners in and to the waters of any stream traversing caption property;
- 11.) Rights and adverse claims of tenants in possession;
- 12.) Past due utility bills, which deter the municipal authority or utility company from transferring meters or service until bills have been paid;
- 13.) Filings relation to personal property or fixtures not readily indexed in the deed records;
- 14.) Taxes not yet due and payable and taxes becoming due and payable subsequent to the date of this certificate, as well as, past taxes becoming due in the future, as a result of unapproved tax digests.
- 15.) Security deed from 268 SENOIA LLC to Charterbank recorded in Deed Book 4214 Pages 157-167 AND ALL MODIFICATIONS AND EXTESNIONS THEROF , COWETA County, Georgia Records.
This security deed to be released prior to closing from the property on Exhibit "A".
- 16.) This is a limited title search.
- 17.) Encroachments, overlaps, boundary line disputes and any matters which a correct survey and

- 18.) inspection of the land would disclose, and which are not shown by the public record
All taxes for the year 2020 and subsequent years not yet due and payable, and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustments, re-appraisals, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.

FOR INFORMATIONAL PURPOSES:

2019 State and County are currently paid

The effective date of this Certificate of Title is 2/15/2020.

Lawson & Beck, LLC

By: Gary G. Lawson Attorney At Law

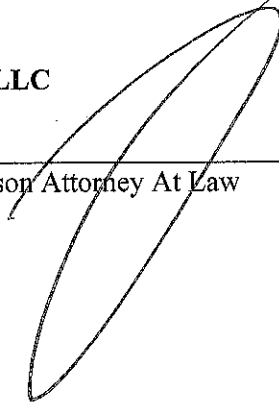


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 229 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA:
BEING THAT CERATIN TRACT SHOWN AS "OPEN SPACE 6.74 ACRES" & "OPEN SPACE 11.08 ACRES" & "OPEN SPACE 4.08 ACRES" AS PER FINAL PLAT OF FIELDSTONE ESTATES PHASE 4 RECORDED IN PLAT BOOK 98, PAGES 239-251 RECORDS OF COWETA COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

AND ALSO

ALL THOSE TRACTS OF PARCELS OF LAND LYING AND BEING LAND LOT 229 OF THE 1ST DISTRICT OF COWETA COUNTY, GEORGIA:
BEING THOSE CERTAIN ROAD RIGHT-OF-WAYS KNOWN AS "DUCK DRIVE 50' R/W", "CUSHING STREET 50' R/W", "PERKINS COVE 50' R/W" & "POINTER LANE 50' R/W" AS PER FINAL PLAT OF FIELDSTONE ESTATES PHASE 4 RECORDED IN PLAT BOOK 98, PAGES 239-251 RECORDS OF COWETA COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME 268 Senoia LLC		Exempt Code If no exempt code enter NONE	Public Road Acquisition
MAILING ADDRESS (STREET & NUMBER) 140 Village Circle		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Senoia, GA 30276 USA	DATE OF SALE 3/6/2020	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
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME The City of Senoia Located in Coweta 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) 80 Main Street		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Senoia, GA 30276 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 COWETA	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER part of 156-1229-001	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES
			LAND LOT
			SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)			
DATE	DEED BOOK	DEED PAGE	PLAT BOOK
			PLAT PAGE

ADDITIONAL BUYERS

None