

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 11/22/22
Hearing Date: 1/5/23
Voting Date: 1/19/23

Department: Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

Agenda Item Title:

ANNX2211-004 / RZON2211-006 / CUP2211-005 / MP2211-008 - Applicant seeks to annex (2.28 acres), rezone and gain Master Plan and Conditional Use Permit approval on 20.01 acres located at 187 and 295 Gail Ave., 191, 211 and 214 Putnam Dr., Parcel 088, Tax Map Book Number 15N13A for the purposes of constructing a residential development. - T2 Capital Management

Summary:

The applicant seeks to annex, rezone and gain approval of a Master Plan and Conditional Use Permit to develop mixture of home styles on 20.01 acres. Home styles will include 33 single family detached homes, 25 townhome units, 32 quad plex units and 210 apartment units.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Conditions for consideration will be provided for the action meeting staff report.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Application, site plan, survey, Letter of Intent.



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Public Hearing Application

Project # ANNX 2211-004

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Parks F. Huff, Attorney for Applicant, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Parks F. Huff, Attorney for Applicant, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 1st day of November, 2022.
Print Name: Parks F. Huff

Applicant Information:

Name: T2 Capital Management
Address: 120 N. Hale Street; Suite 300
City: Wheaton
State: IL Zip Code: 60187
Telephone: 847-471-4000
Fax Number: _____
Email Address: tlowe@t2investments.com

Owner Information:

Name: See Attached Information
Address: _____
City: _____
State: _____ Zip Code: _____
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- | | |
|--|--|
| ☒ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☒ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☒ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ Special Exception |

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
+ (#Acres _____ x \$50.00 = _____) = _____
Advertising Fee _____ = _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____ Amount Paid: _____



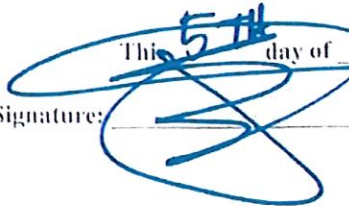
Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Jeffrey S. Ledford, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 5th day of OCTOBER, 20 22
Owner Signature: 

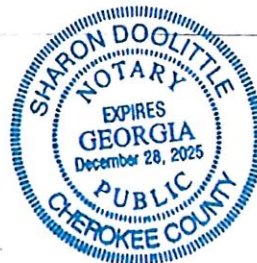
Print Name: Jeffrey S. Ledford

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☒ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 5 Day Of Oct, 20 22

Notary Signature: 





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Keeter Farms LP
Donald T. Keeter, do
solemnly swear and attest, subject to criminal penalties for false swearing, that I am
the owner of the property, which is the subject matter of the attached application, as
is shown in the records of Cherokee County, Georgia. I hereby authorize the City of
Canton and its representatives to inspect the property, which is the subject of this
application, and post any notices required thereon.

This 7th day of Oct, 2022
Owner Signature: Donald T. Keeter Print Name: Keeter Farms LP
Donald T. Keeter

I, the above signed legal owner of the subject property, do hereby authorize the following
application to be submitted to the City of Canton:

- | | |
|--|--|
| ☒ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☒ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☒ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 7 Day Of October, 2022.

Notary Signature Lisa B. Owens





Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: PUTNAM DRIVE, CANTON, GA 30144

Land Lot(s): 129 & 130 District: 15 Section: 2 Map #: SEE ATTACHED Parcel #: SEE ATTACHED

Existing Zoning Of Property: GC (CITY) ☒ City ☒ County R-40 (COUNTY) Total Acreage Of Property: 20.01 ACRES

Proposed Zoning Of Property: P-D (RESIDENTIAL) Existing Use(s) Of Property: RESIDENTIAL, UNDEVELOPED LAND

Directions to property from Main Street in downtown Canton:

1. HEAD EAST ON E MAIN ST TOWARD E MARIETTA ST (315 FT). 2. TURN RIGHT ONTO E MARIETTA ST (0.3 MI). 3. TURN LEFT ONTO W MARIETTA ST (1.6 MI). 4. TURN LEFT ONTO STATE RTE 5/MARIETTA HWY, CONTINUE TO FOLLOW MARIETTA HWY (1.5 MI). 5. TURN RIGHT ONTO HILL CREEK DR (0.2 MI). 6. TURN LEFT ONTO GAIL AVE (446 FT). 7. TURN LEFT ONTO PUTNAM DR (410 FT).

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>SEE ATTACHED</u>		
SOUTH			
EAST			
WEST			
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? PROPOSED SANITARY SEWER INFRASTRUCTURE TO TIE INTO EXISTING CCWSA INFRASTRUCTURE

Proposed managing jurisdiction: CHEROKEE COUNTY WATER AND SEWER AUTHORITY

How will water be provided to the site? PROPOSED WATER LINES TO TIE INTO EXISTING CCWSA INFRASTRUCTURE

Proposed managing jurisdiction: CHEROKEE COUNTY WATER AND SEWER AUTHORITY Size Limit: TBD



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH CHEROKEE HIGH SCHOOL

MIDDLE FREEDOM MIDDLE SCHOOL

ELEMENTARY LIBERTY ELEMENTARY SCHOOL

TRAFFIC INFORMATION

Road/Street providing access: HILL CREEK DR, GAIL AVE, PUTNAM DR

Width at property: (Road) 40' (Right-of-way) 40'

Distance to nearest major thoroughfare: ADJACENT TO PROPERTY Thoroughfare Name: MARIETTA HWY

Description of Road accessing property (Classification): LOCAL

In support of this request, I submit the following items, which are attached and made a part of this application:

- ☒ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☒ Planning Commission Review Criteria Response
- ☒ Board of Zoning Appeals Review Criteria Response
- ☒ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study
- ☒ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans

Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

(Application Type A : ONLY)

Address of Property to be Annexed: 187 Gail Avenue, Canton GA 30114
Land Lot(s): 130 District: 15 Section: 2nd Map #: 15N13A Parcel #: 89 and 91

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:
☒ Residential ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant
2. Number of persons currently residing on the property: _____; Number 18 years or older: _____;
Number registered to vote: _____
3. The number of all residents occupying the property:
_____ American Indian _____ Alaskan Native
_____ Asian _____ Pacific Islander
_____ Black, not of Hispanic Origin _____ Hispanic
_____ White, not of Hispanic Origin
4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.
 - (1) Number of Existing Housing Units
 - (2) List of addresses for each housing unit in the annexed area at the time of the annexation
 - (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
 - (4) Names of affected subdivision
 - (5) Names of affected multi-family complex
 - (6) Names of group quarters (such as school dormitories, nursing homes or jails)
 - (7) Names of affected duplexes
 - (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Donald T. Keeler 10/31/22
Property Owner's Signature Date

Keeler Farms LP Donald T. Keeler
Property Owner's Printed Name

Sworn To And Subscribed Before Me This 31 Day Of October 2022

Notary Signature: Earlene Wington





Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

(Application Type A : ONLY)

Address of Property to be Annexed: 191 Putnam Road and 187 Gail Avenue, Canton GA 30114

Land Lot(s): 130 District: 15 Section: 2nd Map #: 15N13A Parcel #: 89 and 91

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act

1. Intended Use of the Land:

- ☒ Residential ☐ Other (Specify) _____
- ☐ Commercial ☐ Existing Structures _____
- ☐ Vacant

2. Number of persons currently residing on the property: 2; Number 18 years or older: _____
Number registered to vote: _____

3. The number of all residents occupying the property:

- _____ American Indian _____ Alaskan Native
- _____ Asian _____ Pacific Islander
- ☒ Black, not of Hispanic Origin _____ Hispanic
- ☒ White, not of Hispanic Origin

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Property Owner's Signature

Date

11/01/2022

JEFFREY S LEDFORD

Property Owner's Printed Name



Sworn To And Subscribed Before Me This 1 Day Of November, 2022

Notary Signature: Teresa Pantaleon

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

WWW.SAMSLARKINHUFF.COM

November 1, 2022

LETTER OF INTENT

Mr. Steve Green
Zoning Administrator
City of Canton
151 Elizabeth Street
Canton, GA 30114

Re: Application of T2 Capital Management for rezoning, annexation, variance & Conditional Use Permit for 20 ^{+/-} acres located in Land Lot 130 in the 15th District; located on the south side of Hill Creek Drive, on the west side of Marietta Highway, east of Gail Avenue; City of Canton, Cherokee County, Georgia.

Dear Steve:

I represent T2 Capital Management in regards to applications of rezoning and annexation for properties located on south side of Hill Creek Drive; west side of Marietta Highway and east of Gail Avenue. T2 Capital Management, LLC is proposing the development of the 20ac unimproved property located at the southeast corner of Gail Avenue and Hill Creek Drive in Canton, Georgia. The proposed development consists of a residential mixed-use project containing 33 detached single family for-rent homes, 25 townhome units, 32 Quad Plex (4-unit residences) units, 210 rental apartment units, and a community club room with pool for use by the residents. Parking for each of the uses are provided on-site and a total of 459 parking spaces are proposed. Nearly 8acres of open space will be provided and preliminary discussions with the City of Canton have taken place regarding T2 Capital dedicating this 8acres to the City for future use as a park/open space.

Eleven different parcels under six separate ownerships compose the 20ac assembled parcels. Two of the eleven parcels are in unincorporated Cherokee County with the remaining nine parcels currently within the City of Canton corporate limits. The two Cherokee County parcels will require an annexation into the City of Canton. The nine parcels within the City of Canton corporate limits are currently zoned GC General Commercial. A change in zoning is required for the proposed uses so the application accompanying this submittal is for a Residential Planned Development (PD Residential).

SAMS, LARKIN, & HUFF
A LIMITED LIABILITY PARTNERSHIP

Mr. Steve Green
Community Development Director
November 1, 2022
Page 2

The Future Development Map classifies the property as Major Highway Corridor (South Crescent Ridge) which includes multifamily as a potential zoning category recognizing the importance of higher density housing in close proximity to arterial roads and the interstate. The project is an opportunity to assemble 11 separate parcels with difficult topography into a neighborhood that will have four (4) distinct housing types in one community.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff
phuff@samslarkinhuff.com

PFH/lkj

After recording, return to:
J. ANDRUM & LANDRUM
P. O. Box 400
Jasper, GA 30143
Keeter, R10-17-9922/ccl

EXECUTRIX'S DEED

(Deed Service Only)

STATE OF GEORGIA
COUNTY OF PICKENS

THIS INDENTURE, made and entered into this the 25th day of October, 2017, by and between

**BETTY JUNE JACKSON KEETER AS EXECUTRIX UNDER THE LAST WILL
AND TESTAMENT OF LARRY WARREN KEETER, DECEASED**

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

**BETTY JUNE JACKSON KEETER AS TRUSTEE OF THE LWK FAMILY TRUST
UNDER AGREEMENT DATED NOVEMBER 13, 2006**

of the 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: the said party of the first part is the duly qualified Executrix of the Estate of LARRY WARREN KEETER, deceased, under the Last Will and Testament of the said LARRY WARREN KEETER, probated in Solemn Form on April 29, 2016, and said Will is recorded in the Records in the Office of the Probate Court of Cherokee County, Georgia.

NOW, THEREFORE, the said party of the first part, in consideration of the premises and for the further purpose of consenting and assenting to the terms of ITEM 17 of said Will, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns, the following described property:

ALL OF THE DECEASED'S ONE-HALF INTEREST IN AND TO:

See Exhibit "A" attached hereto and made a part hereof by reference.

Property is conveyed subject to all covenants, easements, and restrictions of record, if any, affecting the property conveyed herein.

Note: The Residuary Trust referenced in Item 8 has been merged by "Agreement for Trust Merger" dated June 1, 2017, which merges the aforementioned Residuary Trust into The LWK Family Trust under agreement dated November 13, 2006.

The Executrix, BETTY JUNE JACKSON KEETER, states that all debts of the Estate of LARRY WARREN KEETER, deceased, have been paid in full, no application for a year's support has been made, and Federal Taxes cannot result as a lien against said property.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances there unto belonging, or in anywise appertaining to the said party of the second part, its own proper use, benefit and behoof, in as full and ample manner as the same was possessed and enjoyed by the said LARRY WARREN KEETER, deceased, in his lifetime.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal the day and year first above written.

Signed, sealed and delivered in the presence of:

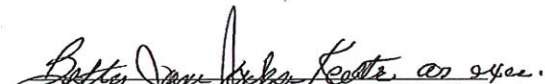

Witness



Notary Public

My commission expires:




Betty June Jackson Keeter as Executrix Under the Last Will and Testament of Larry Warren Keeter, deceased

COPY

Exhibit "A"
Legal Description

TRACT ONE:

ALL THAT TRACT or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia, being designated as Tract 2 on that plat of survey for Donald T. Keeter and Larry Keeter, prepared by Martin & Norton, Inc., dated December 16, 1987, being job #87-2353-70D, said plat being recorded in Plat Book 36, Page 143, Cherokee County Plat Records, said plat being incorporated herein by reference thereto and being more particularly described as follows:

To ascertain the TRUE POINT OF BEGINNING, begin at an iron pin located at the point of intersection of the East right-of-way of Gail Avenue (having a 40 foot right-of-way) with the South right-of-way of Hillcreek Drive (having a 40 foot right-of-way); thence run South 85 degrees 37 minutes 55 seconds East along the South right-of-way of Hillcreek Drive a distance of 199.80 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence run South 86 degrees 12 minutes 20 seconds East along the South right-of-way of Hillcreek Drive a distance of 677.21 feet to an iron pin located at the point of intersection of the South right-of-way of Hillcreek Drive with the West right-of-way of Georgia Highway No. 5, Relocation (having a variable right-of-way); thence run Southerly, Easterly and Southerly along the right-of-way of Georgia Highway No. 5 Relocation the following courses and distances: South 03 degrees 53 minutes 30 seconds West, a distance of 28.46 feet; South 83 degrees 38 minutes 10 seconds, East a distance of 60.47 feet; South 01 degrees 27 minutes 45 seconds East, a distance of 322.73 feet; South 01 degrees 38 minutes 20 seconds East, a distance of 217.44 feet; thence leaving said right-of-way North 58 degrees 03 minutes 30 seconds West a distance of 276.07 feet to an iron pin; thence North 86 degrees 20 minutes 55 seconds West a distance of 54.11 feet to an iron pin located on the South right-of-way of Putnam Drive (having a 40 foot right-of-way); thence North 11 degrees 06 minutes 05 seconds East crossing Putnam Drive a distance of 239.25 feet; thence North 86 degrees 01 minute 45 seconds West a distance of 522.10 feet to an iron pin; thence North 04 degrees 12 minutes 55 seconds East a distance of 200.00 feet to an iron pin located on the South right-of-way of Hillcreek Drive, said point being the TRUE POINT OF BEGINNING.

TRACT TWO:

ALL THAT TRACT or parcel lying and being in Land Lot 130 of District 15 and Section 2 of Cherokee County, Georgia and being formerly a portion of the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5) and/or the South right-of-way of Hillcreek Drive and being 0.09 acre and being shown as Tract 5 on a composite plat and right-of-way survey for Donald T. Keeter and Larry Keeter by LMX, Inc., dated February 15, 2005, revised May 17, 2005, Job no. 05-2353-11D and being more particularly described as follows:

BEGINNING AT A POINT on the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5), said right-of-way being 55 feet West of the present centerline of the pavement of Marietta Highway and lying 822.59 feet North of the South line of Land Lot 129 as measured along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway; thence North 83 degrees 38 minutes 10 seconds West for a distance of 174.75 feet along the former South right-of-way of Hillcreek Drive to a concrete Monument on the former South right-of-way of Hillcreek Drive; thence North 03 degrees 53 minutes 30 seconds East for a distance of 22.60 feet along the former right-of-way of Hillcreek Drive or Marietta Highway to a point on the present 50 foot wide right-of-way of Hillcreek Drive; thence South 84 degrees 57 minutes 05 seconds East for a distance of 148.55 feet along the South 50 foot right-of-way of Hillcreek Drive to a point on the South right-of-way of Hillcreek Drive; thence South 39 degrees 57 minutes 05 seconds East for a distance of 37.63 feet to the POINT OF BEGINNING.

TRACT THREE:

ALL THAT TRACT or parcel lying and being in Land Lot 130 of District 15 and Section 2 of Cherokee County, Georgia and being formerly a portion of the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5) and being 1.14 acres and being shown as Tract 6 on a composite Plat and right-of-way survey for Donald T. Keeter and Larry Keeter by LMX, Inc., dated February 15, 2005, revised May 17, 2005, Job no. 05-2353-11D and being more particularly described as follows:

BEGINNING AT A POINT on the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5), said right-of-way being 55 feet West of the present centerline of the pavement of Marietta Highway and lying 305.81 feet North of the South line of Land Lot 129 as measured along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway; thence South 82 degrees 49 minutes 35 seconds West for a distance of 96.10 feet to a

(continued on next page)

concrete monument on the former West right-of-way of Marietta Highway; thence North 01 degrees 38 minutes 20 seconds West for a distance of 217.44 feet along the former West right-of-way of Marietta Highway to a point; thence North 01 degrees 27 minutes 45 seconds West for a distance of 322.73 feet along the former West right-of-way of Marietta Highway to a concrete monument on the South former right-of-way of Hillcreek Drive; thence South 83 degrees 38 minutes 10 seconds East for a distance of 114.28 feet along the South former right-of-way of Hillcreek Drive to a point on the West right-of-way of Marietta Highway, said point being 55 feet West of the present centerline of pavement of Marietta Highway; thence South 06 degrees 14 minutes 05 seconds West for a distance of 28.04 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 05 degrees 08 minutes 45 seconds West for a distance of 87.23 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 03 degrees 54 minutes 05 seconds West for a distance of 93.18 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 01 degrees 30 minutes 05 seconds West for a distance of 87.20 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 01 degrees 42 minutes 30 seconds East for a distance of 82.68 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 04 degrees 23 minutes 00 seconds East for a distance of 83.39 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 07 degrees 10 minutes 25 seconds East for a distance of 55.06 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to the POINT OF BEGINNING.

TRACT FOUR:

ALL THAT TRACT or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia as shown on a plat of survey for Donald T. Keeter and Larry Keeter, dated December 16, 1987 and being designated as Tract 1 thereon being incorporated herein by reference thereto and being more particularly described as follows:

BEGINNING at the intersection of the South right-of-way of Clearview Drive (having a 40 foot right-of-way) and the West right-of-way of Henry Clay Street (having a 40 foot right-of-way) and an iron pin set; thence South 04 degrees 51 minutes 35 seconds West a distance of 123.30 feet to an iron pin set, said iron pin being located at the southwest corner of the paved portion of Henry Clay Street; thence South 86 degrees 30 minutes 45 seconds East along the southernmost paved portion of Henry Clay Street and extending along the south boundary line of property now or formerly belonging to Guy M. Lathem and Dianne Lathem a distance of 161.57 feet to a concrete monument found, said monument being located on the northwesterly right-of-way of Georgia Highway No. 5 Relocation (having a variable right-of-way); thence South 16 degrees 54 minutes 55 seconds West a distance of 256.27 feet to a concrete monument found; thence North 82 degrees 49 minutes 45 seconds West a distance of 75.20 feet to an iron pin set; thence South 03 degrees 53 minutes 30 seconds West a distance of 31.64 feet to an iron pin set, said iron pin being located at the intersection of the North right-of-way of Hillcreek Drive (having a 40 foot right-of-way) and the westernmost right-of-way of Georgia Highway No. 5 Relocation; thence North 86 degrees 12 minutes 20 seconds West along the north right-of-way of Hillcreek Drive a distance of 525.89 feet to an iron pin set; thence leaving the north right-of-way of Hillcreek Drive North 10 degrees 43 minutes 50 seconds East along the east boundary of property now or formerly belonging to Tony Roper a distance of 202.23 feet to an iron pin set, thence South 86 degrees 56 minutes 30 seconds East a distance of 46.23 feet to an iron pin found; thence South 86 degrees 21 minutes 40 seconds East along the south boundary of property now or formerly belonging to Lewis Alton Cain a distance of 250.00 feet to an iron pin set; thence North 12 degrees 46 minutes 15 seconds East a distance of 203.03 feet to an iron pin found, said iron pin being located on the south right-of-way of Clearview Drive (having a 40 foot right-of-way); thence South 84 degrees 54 minutes 10 seconds East a distance of 147.63 feet to an iron pin set and the POINT OF BEGINNING.

TRACT FIVE:

ALL THAT TRACT or parcel lying and being in Land Lots 129 and 130 of District 15 and Section 2 of Cherokee County, Georgia and being formerly a portion of the west right-of-way of Marietta Highway (A.K.A. Old Highway No. 5) and being 0.50 acre and being shown as Tract 3 on a composite plat and right-of-way survey for Donald T. Keeter and Larry Keeter by LMX, Inc., dated February 15, 2005, revised May 17, 2005, Job no. 05-2353-11D and being more particularly described as follows:

(continued on next page)

BEGINNING AT A POINT on the west right-of-way of Marietta Highway (A.K.A. Old Highway No. 5), said right-of-way being 55 feet West of the present centerline of pavement of Marietta Highway and lying 920.07 feet North of the south line of Land Lot 129 as measured along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway; thence North 82 degrees 49 minutes 45 seconds West for a distance of 104.90 feet along the former north right-of-way of Hillcreek Drive to a broken concrete monument; thence North 16 degrees 54 minutes 55 seconds East for a distance of 256.27 feet along the former west right-of-way of Marietta Highway to a concrete monument; thence South 86 degrees 30 minutes 45 seconds East for a distance of 69.93 feet to a point on the west right-of-way of Marietta Highway said point being 55 feet West of the present centerline of pavement of Marietta Highway; thence South 10 degrees 47 minutes 10 seconds West for a distance of 44.92 feet along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway to a point; thence South 09 degrees 42 minutes 20 seconds West for a distance of 93.85 feet along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway to a point; thence South 07 degrees 47 minutes 30 seconds West for a distance of 118.49 feet along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway to the POINT OF BEGINNING.

COPY

To be filed in **CHEROKEE COUNTY**

PT-61 028-2017-011611

PT-61 (Rev. 11/04)

SECTION A - SELLER'S INFORMATION (Do not use agent's Information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Betty June Jackson Keeter as Executrix under the LWT of L ...*				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 429 Pineview Dr.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		DATE OF SALE 10/25/2017		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 Betty June Jackson Keeter as Trustee of the LWK Family Tr ...*				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 429 Pineview Dr.				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 15N13A-079, 088	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 10.46	LAND LOT 129, 130	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: Betty June Jackson Keeter as Executrix under the LWT of Larry Warren Keeter, deceased

BUYER'S BUSINESS NAME: Betty June Jackson Keeter as Trustee of the LWK Family Trust under agreement dated 11/13/06

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$ 112.00

DATE January 17, 2001
Anne M. Pearson
CLERK OF SUPERIOR COURT

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

01 JAN 17 PM 3:35

BOOK 4416 PAGE 252
Anne M. Pearson

Return Recorded Document to: ^{1/2}
Andrew W. Hartman, LLC
201 Creekstone Ridge
Woodstock, GA 30188

^{1/2}
\$112.00 #1702

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

File #: 0-122027

This Indenture made this 5th day of January, 2001 between Gregory Todd Carr and Mary Elisabeth Carr, of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jeffrey D. Carr, 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'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the 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,

See attached Exhibit "A"

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Dorey J. Nelson
Witness

Andrew W. Hartman
Notary Public



Gregory Todd Carr (Seal)
Gregory Todd Carr

Mary Elisabeth Carr (Seal)
Mary Elisabeth Carr

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF GAIL AVENUE (50 FOOT RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF PUTNAM DRIVE (60 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WY OF PUTNAM DRIVE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN FOUND; DEPARTING SAID RIGHT OF WAY AND RUNNING THENCE SOUTH 01 DEGREES 48 MINUTES 45 SECONDS WEST A DISTANCE OF 415.00 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 200.00 FEET TO AN IRON PIN PLACED ON THE EASTERLY RIGHT OF WAY OF GAIL AVENUE; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 48 MINUTES 45 SECONDS EAST A DISTANCE OF 415.00 FEET TO AN IRON PIN PLACED WHICH IS THE POINT OF BEGINNING; BEING MORE PARTICULARLY SHOWN ON A SURVEY FOR GREGORY TODD CARR AND MARY ELIZABETH CARR, PREPARED BY J.A. EVANS & ASSOC. SURVEYING CO., INC., DATED SEPTEMBER 11, 1992.

mec

(6.1)

Recd-18-2001

Return Recorded Documents to:
File #(15-00036)
LAW OFFICES
BRAY & JOHNSON
10 North Street
P. O. Box 1649
Canton, Georgia 30114

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE,

This Indenture made this 15th day of May, 2015 between ANDERSON GIRLS, LLC, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and KEETER FARMS L.P., of the County of, 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'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE EAST RIGHT OF WAY LINE OF GAIL AVENUE AT THE SOUTH RIGHT OF WAY LINE OF HILLTOP ROAD, SAID POINT BEING LOCATED 903.7 FEET NORTH 17 DEGREES 09 MINUTES EAST FROM THE SOUTHWEST CORNER OF LAND LOT NO. 130; THENCE SOUTH 87 DEGREES 61 MINUTES EAST 199.8 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF HILLTOP ROAD, THENCE SOUTH 02 DEGREES 01 MINUTES WEST 200 FEET TO AN IRON PIN; THENCE NORTH 87 DEGREES 50 MINUTES WEST 200.4 FEET TO AN IRON PIN AT THE EAST RIGHT OF WAY LINE OF GAIL AVENUE; THENCE NORTH 02 DEGREES 11 MINUTES EAST 200 FEET TO THE BEGINNING POINT; AND BEING SHOWN BY A PLAT MADE BY BENNY H. BLANTON, SURVEYOR AND RECORDED IN PLAT BOOK 7, PAGE 113, CHEROKEE COUNTY, GEORGIA RECORDS.

This Deed is given subject to all easements and restrictions of record, if any.

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

ANDERSON GIRLS, LLC

Witness

Judy Anderson Key (Seal)
JUDY ANDERSON KEY, MANAGER

Notary Public



To be filed in **CHEROKEE COUNTY**

PT-61 028-2015-004328

SECTION A – SELLER'S INFORMATION (Do not use agent's Information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME ANDERSON GIRLS, LLC				Exempt Code If no exempt code enter NONE	
MAILING ADDRESS (STREET & NUMBER) 343 KEY DRIVE				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30115 USA		DATE OF SALE 5/15/2015		1A. Estimated fair market value of Real and Personal property	
SECTION B – BUYER'S INFORMATION (Do not use agent's Information)				2. Fair market value of Personal Property only	
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME KEETER FARMS L.P.				3. Amount of liens and encumbrances not removed by transfer	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 501 PINE VIEW DRIVE				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 187		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION GAIL Avenue			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N13A 089	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES	LAND LOT 130	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

BK PG

2942 038

97EDM6779

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEEPt
1/3 SELLERS & WARREN, ATTYS. AT LAW
8681 Highway 92, Suite 200
Woodstock, GA 30189

35061

\$ 10.00

THIS INDENTURE, made this 22nd day of December in the
year of our Lord One Thousand Nine Hundred and NINETY SEVEN between
DENA KEETER

of the State of Georgia and County of Cherokee, hereinafter
referred to as GRANTOR, and
DONALD T. KEETER AND DENA J. KEETER, As Joint Tenants With Right of Survivorship

of the State of Georgia and County of Cherokee, hereinafter
referred to as GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN AND OTHER
GOOD AND VALUABLE CONSIDERATION----- (\$10.00--) DOLLARS
and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the
receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,
bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs,
successors and assigns of each where the context requires or permits), the following described real property, to wit:
All that tract or parcel of land lying and being in Land Lots 365 and 366 of the
15th District, 2nd Section, Cherokee County, Georgia, being Lot 6 of Sixes
Crossing Subdivision as shown on plat of said Subdivision recorded at Plat Book
15, Page 73, Cherokee County Plat Records, said plat being incorporated herein
by reference thereto for a more complete and accurate description of the subject
property.

Subject to all Easements, restrictions and protective covenants of record.

CHEROKEE COUNTY, GA.

APPROPRIATE TRANSFER TAX

DATE Dec. 31, 1997Anne M. Feneau
CLERK OF SUPERIOR COURT

Georgia, Cherokee County

Filed in office this 31 day of Dec. 1997
at 11:00A M. Recorded in Book 2942 Page 31
this 2 day of Jan 1998Anne M. Feneau
Clerk Superior Court

Subject to easements and restrictions 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 whomsoever.

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

Signed, sealed and delivered
In the presence of:

Kim
UNOFFICIAL WITNESSNotaria
NOTARY PUBLICDena Keeter (SEAL)
DENA KEETERRec. 1-2-98 (SEAL)

ANNE M. FENEAU

CLERK SUPERIOR COURT OF CHEROKEE COUNTY

Record and Return To:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Prepared by:

Kenneth N. Smolar, Esq.
PC Law Associates
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Georgia Bar ID: 111708

Order No.: 64754623

Tax ID Number: 15N13A 091

County of: Cherokee

SPACE ABOVE FOR RECORDER'S USE

WARRANTY DEED

THIS INDENTURE, made this 24th day of August, 20 18.

BETWEEN SANDRA LEDFORD, a/k/a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a/k/a WILLIAM GUY DARNELL, whose addresses are 191 Putnam Road, Canton, GA 30114, 2131 Cornerstone Lane SW, Marietta, GA 30064, and 970 Ivey Drive, Canton, GA 30114 (herein, "Grantor"),

and

JEFFREY S. LEDFORD, a single man, whose address is 5285 Kingston Court West, Atlanta, GA 30342 (herein, "Grantee") (the words "Grantor" and "Grantee" including their respective heirs, successors, assigns, survivors, distributes and personal representatives forever where the context requires or permits).

WITNESSETH, that the said Grantor, for and in consideration of the sum of Two Hundred Sixty-One Thousand Dollars and 00/100 (\$261,000.00), cash in hand paid by Grantee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, warranted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, warrant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated in the County of Cherokee and State of Georgia, being more particularly described as:

SEE EXHIBIT A ATTACHED HERETO,

BEING the same property conveyed to WILLIAM G. DARNELL and ANN E. DARNELL, as joint tenants with right of survivorship, by Deed from JOHNNY W. BURTON and SHARON BURTON, dated April 29, 1986, recorded June 19, 1986 in Book 539, Page 571 of the Register of Deeds Office, Cherokee County, Georgia.

WHEREAS, WILLIAM G. DARNELL and ANN E. DARNELL, held title to the property as joint tenants with right of survivorship. ANN E. DARNELL, a/k/a ANN ELIZABETH DARNELL died on October 16, 2000, as evidenced by a Death Certificate of record in the State of Georgia, thereby vesting fee simple title to the above described premises in WILLIAM G. DARNELL by operation of law as the surviving joint tenant.

WHEREAS the said WILLIAM G. DARNELL, a/k/a WILLIAM GUY DARNELL, died intestate on January 18, 2002, as evidenced by a Death Certificate issued by the State of Georgia.

WHEREAS Letters Testamentary were granted on April 2, 2002, appointing SANDRA LEDFORD, a/k/a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE as Co-Executrixes of the Estate of WILLIAM G. DARNELL, Estate No. 2002-147 in Cherokee County, Georgia.

Subject to: all covenants, conditions, reservations, limitations, easements and restrictions or agreements of record, if any, and to all applicable zoning ordinances and/or governmental restrictions, if any, affecting the same.

TOGETHER with all the appurtenances to and the estate and rights of Grantor in said premises.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

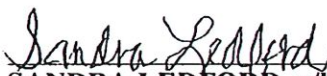
This instrument prepared from information provided by the parties. PC Law Associates makes no representation as to title or accuracy.

THIS SPACE INTENTIONALLY LEFT BLANK

Attached to and becoming a part of Deed between SANDRA LEDFORD, a k a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a k a WILLIAM GUY DARNELL, as Grantor(s), and JEFFREY S. LEDFORD, a single man, as Grantee(s).

IN WITNESS WHEREOF, the Grantor (1 of 3) has signed, sealed and executed this deed, the day and year first above written.

BY GRANTOR

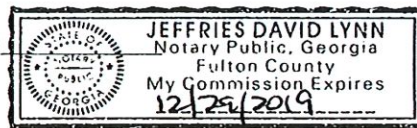
 (Seal)
SANDRA LEDFORD, a/k/a SANDRA SUE LEDFORD,
Co-Executrix of the ESTATE OF WILLIAM G.
DARNELL, a/k/a WILLIAM GUY DARNELL

Signed, sealed and delivered
In the presence of:


Unofficial Witness (print name below)
James Ledford


Notary Public

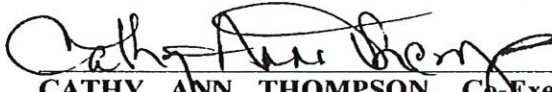
My commission expires



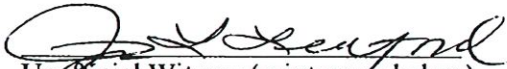
Attached to and becoming a part of Deed between SANDRA LEDFORD, a k a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a k/a WILLIAM GUY DARNELL, as Grantor(s), and JEFFREY S. LEDFORD, a single man, as Grantee(s).

IN WITNESS WHEREOF, the Grantor (2 of 3) has signed, sealed and executed this deed, the day and year first above written.

BY GRANTOR

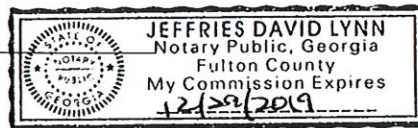
 (Seal)
CATHY ANN THOMPSON, Co-Executrix of the
ESTATE OF WILLIAM G. DARNELL, a/k/a
WILLIAM GUY DARNELL

Signed, sealed and delivered
In the presence of:


Unofficial Witness (print name below)
James Ledford


Notary Public

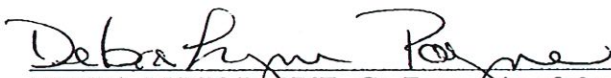
My commission expires



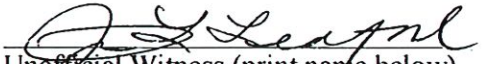
Attached to and becoming a part of Deed between SANDRA LEDFORD, a k a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a k a WILLIAM GUY DARNELL, as Grantor(s), and JEFFREY S. LEDFORD, a single man, as Grantee(s).

IN WITNESS WHEREOF, the Grantor (3 of 3) has signed, sealed and executed this deed, the day and year first above written.

BY GRANTOR

 (Seal)
**DEBRA LYNN PAYNE, Co-Executrix of the ESTATE
OF WILLIAM G. DARNELL, a/k/a WILLIAM GUY
DARNELL**

Signed, sealed and delivered
In the presence of:


Unofficial Witness (print name below)
James Ledford


Notary Public

My commission expires

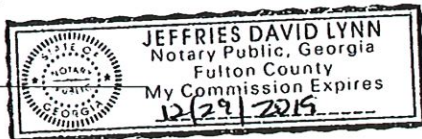


EXHIBIT A - LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Begin at a point on the North right of way of Putnam Drive 200 feet East of the Northeast intersection of Gail Avenue and Putnam Drive; thence North 200 feet; thence East 300 feet; thence South 200 feet to the right of way of Putnam Drive; thence West 300 feet along said right of way to the point of beginning.

Subject to any and all covenants, conditions, easements, restrictions and any other matters of record.

Parcel ID Number: 15N13A 091

Commonly known as: 191 Putnam Road, Canton, GA 30114

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2018-009365

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Estate of William G. Darnell, a/k/a William Guy Darnell				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 191 Putnam Rd.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$261,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30064 USA		DATE OF SALE 8/24/2018		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 LAST NAME Ledford	FIRST NAME Jeffrey	MIDDLE S.	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5285 Kingston Court West				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$261,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30342 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$261.00
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 15N13A091		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

RETURN TO:
PLESKA LAW GROUP, LLC
900 CIRCLE 75 PKWY, STE 800
ATLANTA, GA 30339

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

WARRANTY DEED

This indenture, made the 17th day of February, the year two thousand eleven (2011)

RALPH W. LEWIS AKA RALPH LEWIS

as party or parties of the first part, hereafter called Grantor

RALPH W. LEWIS AND MARILYN E. LEWIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereafter 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 dollars in hand paid at and before the 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 grantees

See Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with all 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 Grantees 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 Grantees against the claims or all persons whomsoever.

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

Signed, sealed and delivered.

In presence of:

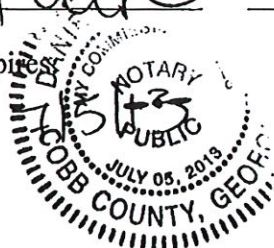
Paul Kola
Witness

[Signature]
Notary
My Commission Expires

Ralph Lewis
RALPH W. LEWIS
AKA RALPH LEWIS

Grantor

Grantor



TRACT I

All that tract of land lying and being in land lot 130 of the 15th district, 2nd section, Cherokee county, Georgia and being more particularly described as follows:

Beginning at an iron pin 800 feet East of the South West corner of land lot 130, being on the original lot line, thence running North 415 feet to an iron pin on the South right of way of Putnam Drive, thence running East 200 feet on the South right of way of Putnam Drive to an iron pin, thence running 19 degrees south East 441 feet to an iron pin on the original land lot line, thence running West on the original land lot line to an iron pin, the point of beginning.

Subject to all covenants and restrictions of record.

Tract II

all that tract or parcel of land lying and being in THE 15TH DISTRICT 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING PART OF LAND LOT NO. 130, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 440 FEET EAST OF THE SOUTH WEST CORNER OF LAND LOT #130, BEING ON THE ORIGINAL LAND LOT LINE, THENCE RUNNING NORTH 415 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF PUTNAM DRIVE; THENCE RUNNING EAST 175 FEET ON THE SOUTH RIGHT-OF-WAY OF PUTNAM DRIVE TO AN IRON PIN, THENCE RUNNING SOUTH 415 FEET TO AN IRON PIN BEING ON THE ORIGINAL LAND LOT LINE THENCE RUNNING WEST 185 FEET ALONG THE ORIGINAL LAND LOT LINE TO AN IRON PIN, THE POINT OF BEGINNING.

IT IS HEREBY CONVENANTED AND AGREED THAT THE GRANTEE, NOR HIS SUCCESSORS IN TITLE, WILL EVER USE OR SELL SAID PROPERTY FOR ANY COMMERCIAL OR BUSINESS PURPOSES, OR FOR OTHER THAN RESIDENTIAL PURPOSES OR BUILD MORE THAN ONE DWELLING HOUSE ON SAID LOT OR BUILD ANY DWELLING HOUSE EXCEPT OF BRICK VENEER OR BRICK FINISH, CONTAINING NO LESS THAN FIFTEEN HUNDRED (1500) FEET OF LIVING FLOOR SPACE AND LIKEWISE, THE GRANTEE, NOR HIS SUCCESSORS IN TITLE, SHALL EVER KEEP, PERMIT TO BE KEPT, ON SAID PREMISES ANY LIVESTOCK, HOGS, OR POULTRY. IT IS LIKEWISE AGREED THAT THE GRANTEE, NOR ANYONE HOLDING UNDER HIM, WILL EVER BUILD ANY PREFABRICATED STRUCTURES ON SAID PREMISES.

Tract III

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia as shown on a plat of survey for Ralph Lewis, dated December 16, 1987 and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, commence at the Southeast corner of Land Lot 130, the same being the common corners of Land Lots 131, 130, 158 and 159 at an iron pin found; thence South 87° 13' 15" East along the South land lot line of Land Lot 130 a distance of 436.46 feet to an iron pin found; thence continuing North 87° 13' 15" West a distance of 695.17 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence North 15° 32' 20" West a distance of 433.92 feet to an iron pin set; thence South 58° 03' 30" East a distance of 276.07 feet to a concrete monument found, said monument being located on the Westerly right of way of Georgia Highway No. 5 Relocation (having a variable right of way); thence South 06° 47' 25" West along said right of way 278.09 feet to an iron pin, said iron pin being located on the South land lot line of Land Lot 130; thence South 87° 13' 15" East a distance of 85.25 feet to an iron pin and the True Point of Beginning.

There is also contained herein a reservation of a perpetual easement for utilities, said easement being 30 feet in width.

EXHIBIT A

To be filed in **CHEROKEE COUNTY**

PT-61 028-2011-001240

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME LEWIS	FIRST NAME RALPH	MIDDLE W.	Exempt Code If no exempt code enter NONE	Deed of Gift	
MAILING ADDRESS (STREET & NUMBER) 214 PUTNAM RD			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30144 USA		DATE OF SALE 2/17/2011	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 LAST NAME LEWIS	FIRST NAME RALPH	MIDDLE W.	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 214 PUTNAM RD			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) 214		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION PUTNAM Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N12A 096		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
LEWIS, MARILYN E.

SELLERS & WARREN, P.C.
117 Towne Lake Parkway, Suite 100
Woodstock, Georgia 30188

Deed Book **11036** Pg **499**
Filed and Recorded 6/7/2010 3:01:17 PM

Transfer Tax \$105.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

STATE OF GEORGIA
COUNTY OF CHEROKEE

KEETER
1018741

EXECUTOR'S DEED

THIS INDENTURE, made this 16th day of APRIL, 2010, between **DONALD T. KEETER AND LARRY W. KEETER AS CO- EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF WARREN DEBS KEETER A/K/A W.D. KEETER**, late of the State of Georgia, and County of CHEROKEE, deceased, of the First Part (hereinafter called "Grantor") and **OLD CREEK INVESTMENTS, L.P.**, 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 the said grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of **CHEROKEE** County, Georgia, and all debts, including all Federal and State Estate taxes, having been paid in full), for and in consideration of the sum of \$10.00 DOLLARS and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents (receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee,

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

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**; in as full and ample a manner as the same was held, possessed and enjoyed, by the said deceased.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness


Notary Public



 (SEAL)
DONALD T. KEETER AS CO- EXECUTOR
AFORESAID

 (SEAL)
LARRY W. KEETER AS CO-EXECUTOR
AFORESAID

File No. 1018741

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 500 FEET EAST OF THE NORTHEAST INTERSECTION OF GAIL AVENUE AND PUTNAM DRIVE; RUNNING NORTH 200 FEET TO AN IRON PIN; THENCE, RUNNING EAST 225 FEET TO AN IRON PIN; THENCE, RUNNING SOUTH 200 FEET TO AN IRON PIN; THENCE, RUNNING 200 FEET WEST ALONG THE NORTH RIGHT-OF-WAY OF PUTNAM DRIVE TO THE POINT OF BEGINNING.

COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME DONALD T. KEBTER & LARRY W. KEBTER, CO EXEC.				Exempt Code (If no exempt code enter NONE)	NONE
MAILING ADDRESS (STREET & NUMBER) 501 PINEVIEW DR.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$105,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 4/16/2010		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 OLD CREEK INVESTMENTS, L.P.				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 501 PINEVIEW DR.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$105,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$105.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 211		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION PUTNAM Drive			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) CANTON		MAP & PARCEL NUMBER 15N13A-092	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 130	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

ADJACENT PROPERTY OWNER INFORMATION:

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	CLOUD, CHRIS TIN: 15N13A 077 PIN: 15-0130-0011 149 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	ROPER, ROBIN H TIN: 15N13A 078 PIN: 15-0130-0010 187 HILL CREEK DR	R-40 (COUNTY)	RESIDENTIAL
	KEETER, DENA TIN: 15N13A 079 PIN: 15-0130-0023	GC (CITY)	VACANT - UNDEVELOPED
SOUTH	INLAND, WESTERN CANTON TIN: 15N13 012 B PIN: 15-0159-0009	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	INLAND, WESTERN CANTON TIN: 15N13 008 C PIN: 15-0159-0003 104 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	INLAND, WESTERN CANTON TIN: 15N13 008 F PIN: 15-0159-0010 120 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	DDK HOLDINGS LLC TIN: 15N13 008 E PIN: 15-0159-0011 136 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	GMW LLC TIN: 15N13A 108 PIN: 15-0129-0039 3753 MARIETTA HWY	GC (CITY)	COMMERCIAL – RETAIL AND OFFICE
EAST	SWG ASSOCIATES LLC TIN: 15N13 016 PIN: 15-0129-0001 259 TRAVIS TRITT LN	GC (COUNTY)	COMMERCIAL – RETAIL AND OFFICE
	THE KROGER COMPANY TIN: 15N13 014 PIN: 15-0129-0029 4045 MARIETTA HWY	GC (CITY)	COMMERCIAL – RETAIL AND OFFICE
	HORTON JAMES C & JANICE ANN TIN: 15N13A 090 PIN: 15-0130-0020 251 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
WEST	RODRIGUEZ, DAISY TIN: 15N13A 082 PIN: 15-0130-0018 208 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	KEETER DONALD T & TIN: 15N13A 083 PIN: 15-0130-0006	R-40 (COUNTY)	VACANT - UNDEVELOPED
	TARBERT LLC TIN: 15N13A 084 PIN: 15-0130-0012 252 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	CROUSE MICHAEL L & TIN: 15N13A 085 PIN: 15-0130-0004 284 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	CARTLEDGE, ARLENE J TIN: 15N13A 086 PIN: 15-0130-0022 308 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	ROBERTS, SUZANNE M TIN: 15N13A 087 A PIN: 15-0130-0017 324 GAIL AV	R-40 (COUNTY)	RESIDENTIAL

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

CARR JEFFREY D
295 GAIL AVENUE
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-31167	11/15/2022	\$0.00	\$2989.75	\$0.00	Paid 10/27/2022

Map: 15N13A 093

Printed: 11/01/2022

Location: 295 GAIL AVE

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: CARR JEFFREY D
Map Code: 15N13A 093 Real
Description: LL 130 DIST 14
Location: 295 GAIL AVE
Bill No: 2022-31167
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
182,440.00	78,000.00	0.0000	\$260,440.00	11/15/2022				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$260,440	\$104,176	\$0	\$104,176	5.400000	\$562.55	\$0.00	\$562.55
COUNTY M&O	\$260,440	\$104,176	\$0	\$104,176	4.995000	\$520.36	\$0.00	\$520.36
PARKS BOND	\$260,440	\$104,176	\$0	\$104,176	0.354000	\$36.88	\$0.00	\$36.88
SCHOOL BOND	\$260,440	\$104,176	\$0	\$104,176	1.500000	\$156.26	\$0.00	\$156.26
SCHOOL M&O	\$260,440	\$104,176	\$0	\$104,176	16.450000	\$1,713.70	\$0.00	\$1,713.70
TOTALS					28.699000	\$2,989.75	\$0.00	\$2,989.75

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$2,989.75
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,989.75
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2022

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

KEETER DENA
KEETER BETTY JUNE JACKSON
429 PINEVIEW DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-66919	11/15/2022	\$1,865.44	\$0.00	\$0.00	\$1,865.44

Map: 15N13A 088

Payment Good through: 11/15/2022
Printed: 11/01/2022

Location: HILL CREEK DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: KEETER DENA
Map Code: 15N13A 088 Real
Description: LL 130; 15TH D
Location: HILL CREEK DR
Bill No: 2022-66919
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	162,500.00	6.3800	\$162,500.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$162,500	\$65,000	\$0	\$65,000	5.400000	\$351.00	\$0.00	\$351.00
COUNTY M&O	\$162,500	\$65,000	\$0	\$65,000	4.995000	\$324.68	\$0.00	\$324.68
PARKS BOND	\$162,500	\$65,000	\$0	\$65,000	0.354000	\$23.01	\$0.00	\$23.01
SCHOOL BOND	\$162,500	\$65,000	\$0	\$65,000	1.500000	\$97.50	\$0.00	\$97.50
SCHOOL M&O	\$162,500	\$65,000	\$0	\$65,000	16.450000	\$1,069.25	\$0.00	\$1,069.25
TOTALS					28.699000	\$1,865.44	\$0.00	\$1,865.44

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$1,865.44
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,865.44

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

KEETER FARMS LP
501 PINE VIEW DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-66927	11/15/2022	\$2,655.95	\$0.00	\$0.00	\$2,655.95

Map: 15N13A 089

Payment Good through: 11/15/2022

Printed: 11/01/2022

Location: 187 GAIL AVE

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: KEETER FARMS LP
Map Code: 15N13A 089 Real
Description: LL 130 15 DIST
Location: 187 GAIL AVE
Bill No: 2022-66927
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
187,630.00	65,000.00	0.0000	\$252,630.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$252,630	\$101,052	\$0	\$101,052	4.995000	\$504.75	\$0.00	\$504.75
COUNTY WIDE FIRE DIST	\$252,630	\$101,052	\$0	\$101,052	2.984000	\$301.54	\$0.00	\$301.54
PARKS BOND	\$252,630	\$101,052	\$0	\$101,052	0.354000	\$35.77	\$0.00	\$35.77
SCHOOL BOND	\$252,630	\$101,052	\$0	\$101,052	1.500000	\$151.58	\$0.00	\$151.58
SCHOOL M&O	\$252,630	\$101,052	\$0	\$101,052	16.450000	\$1,662.31	\$0.00	\$1,662.31
TOTALS					26.283000	\$2,655.95	\$0.00	\$2,655.95

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$2,655.95
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$2,655.95

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

LEDFOORD JEFFREY S
191 PUTNAM DRIVE
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-71528	11/15/2022	\$0.00	\$3507.80	\$0.00	Paid 10/27/2022

Map: 15N13A 091

Printed: 11/01/2022

Location: 191 PUTNAM DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: LEDFOORD JEFFREY S
Map Code: 15N13A 091 Real
Description: LL 130 DIST.15
Location: 191 PUTNAM DR
Bill No: 2022-71528
District: 001

Building Value	Land Value	Acres	Fair Market Value		Due Date	Billing Date	Payment Good through	Exemptions	
273,450.00	81,200.00	0.0000	\$354,650.00		11/15/2022			L13 L13	
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		\$354,650	\$141,860	\$37,600	\$104,260	4.995000	\$520.78	\$0.00	\$520.78
COUNTY WIDE FIRE DIST		\$354,650	\$141,860	\$0	\$141,860	2.984000	\$423.31	\$0.00	\$423.31
PARKS BOND		\$354,650	\$141,860	\$0	\$141,860	0.354000	\$50.22	\$0.00	\$50.22
SCHOOL BOND		\$354,650	\$141,860	\$0	\$141,860	1.500000	\$212.79	\$0.00	\$212.79
SCHOOL M&O		\$354,650	\$141,860	\$2,000	\$139,860	16.450000	\$2,300.70	\$0.00	\$2,300.70
TOTALS						26.283000	\$3,507.80	\$0.00	\$3,507.80

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$3,507.80
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,507.80
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2022

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

LEWIS RALPH W &
LEWIS MARILYN E
214 PUTNAM ROAD
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-72487	11/15/2022	\$0.00	\$744.09	\$0.00	Paid 10/10/2022

Map: 15N13A 096

Printed: 11/01/2022

Location: 214 PUTNAM DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: LEWIS RALPH W &
Map Code: 15N13A 096 Real
Description: LL 130 DIST 15
Location: 214 PUTNAM DR
Bill No: 2022-72487
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
240,100.00	208,000.00	7.9700	\$448,100.00	11/15/2022			L06 L06 SC	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$448,100	\$179,240	\$112,000	\$67,240	5.400000	\$363.10	\$0.00	\$363.10
COUNTY M&O	\$448,100	\$179,240	\$117,680	\$61,560	4.995000	\$307.49	\$0.00	\$307.49
PARKS BOND	\$448,100	\$179,240	\$0	\$179,240	0.354000	\$63.45	\$0.00	\$63.45
SCHOOL BOND	\$448,100	\$179,240	\$178,680	\$560	1.500000	\$0.84	\$0.00	\$0.84
SCHOOL M&O	\$448,100	\$179,240	\$178,680	\$560	16.450000	\$9.21	\$0.00	\$9.21
TOTALS					28.699000	\$744.09	\$0.00	\$744.09

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$744.09
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$744.09
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/10/2022

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

OLD CREEK INVESTMENTS LP
501 PINEVIEW DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-86869	11/15/2022	\$3,482.21	\$0.00	\$0.00	\$3,482.21

Map: 15N13A 092

Payment Good through: 11/15/2022
Printed: 11/01/2022

Location: 211 PUTNAM DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: OLD CREEK INVESTMENTS LP
Map Code: 15N13A 092 Real
Description: LL 130 DIST 15
Location: 211 PUTNAM DR
Bill No: 2022-86869
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
228,640.00	74,700.00	0.9800	\$303,340.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$303,340	\$121,336	\$0	\$121,336	5.400000	\$655.21	\$0.00	\$655.21
COUNTY M&O	\$303,340	\$121,336	\$0	\$121,336	4.995000	\$606.07	\$0.00	\$606.07
PARKS BOND	\$303,340	\$121,336	\$0	\$121,336	0.354000	\$42.95	\$0.00	\$42.95
SCHOOL BOND	\$303,340	\$121,336	\$0	\$121,336	1.500000	\$182.00	\$0.00	\$182.00
SCHOOL M&O	\$303,340	\$121,336	\$0	\$121,336	16.450000	\$1,995.98	\$0.00	\$1,995.98
TOTALS					28.699000	\$3,482.21	\$0.00	\$3,482.21

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$3,482.21
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00

Total Due \$3,482.21

Property Description
Tract One

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way the following courses and distances: North 88 degrees 29 minutes 34 seconds West, a distance of 199.91 feet to a capped 5/8-inch rebar found (capped LMX): North 88 degrees 31 minutes 43 seconds West, a distance of 298.41 feet to an axle found; Thence along said right-of-way Thence leaving said right-of-way North 02 degrees 05 minutes 37 seconds East, a distance of 200.17 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**; Thence North 87 degrees 46 minutes 40 seconds West, a distance of 200.43 feet to a capped 5/8-inch rebar found (capped LMX) on the eastern right-of-way of Gail Avenue (40 foot right-of-way); Thence along said right-of-way North 02 degrees 16 minutes 47 seconds East, a distance of 199.98 feet to a 1/2-inch open top pipe found on the southern right-of-way of Hill Creek Drive (40 foot right-of-way); Thence along said right-of-way South 87 degrees 49 minutes 12 seconds East, a distance of 199.69 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 02 degrees 04 minutes 07 seconds West, a distance of 200.12 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**;

Said tract or parcel of land contains 0.919 Acres.

Property Description
Tract Two

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found; South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found; South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set; South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found; South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found; South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found; South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found, which is the **POINT OF BEGINNING**; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way); Thence leaving said right-of-way North 08 degrees 57 minutes 01 seconds East, a distance of 198.79 feet to a 5/8-inch rebar found; Thence North 88 degrees 09 minutes 01 seconds West, a distance of 224.87 feet to a 1-inch open top pipe found; Thence North 88 degrees 12 minutes 01 seconds West, a distance of 297.16 feet to a 1/2-inch open top pipe found; Thence North 02 degrees 04 minutes 07 seconds East, a distance of 200.12 feet to a 5/8-inch rebar found on the southern right-of-way of Hill Creek Drive (40 foot right-of-way); Thence along said right-of-way South 88 degrees 20 minutes 38 seconds East, a distance of 677.30 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 01 degrees 47 minutes 30 seconds West, a distance of 28.52 feet to a concrete monument found; Thence South 85 degrees 47 minutes 46 seconds East, a distance of 60.48 feet to a concrete monument found; Thence South 03 degrees 39 minutes 41 seconds East, a distance of 540.14 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 5.154 Acres.

Property Description
Tract Three

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found, which is the **POINT OF BEGINNING**; Thence North 03 degrees 39 minutes 41 seconds West, a distance of 540.14 feet to a concrete monument found; Thence South 85 degrees 46 minutes 38 seconds East, a distance of 114.28 feet to a capped 5/8-inch rebar found along the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence along said right-of-way the following courses and distances: South 04 degrees 06 minutes 25 seconds West, a distance of 28.04 feet to a point; South 03 degrees 01 minutes 05 seconds West, a distance of 87.23 feet to a point; South 01 degrees 46 minutes 25 seconds West, a distance of 93.18 feet to a point; South 00 degrees 37 minutes 35 seconds East, a distance of 87.20 feet to a point; South 03 degrees 50 minutes 10 seconds East, a distance of 82.68 feet to a point; South 06 degrees 30 minutes 40 seconds East, a distance of 83.39 feet to a point; South 09 degrees 24 minutes 55 seconds East, a distance of 55.05 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 80 degrees 41 minutes 16 seconds West, a distance of 96.20 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.136 Acres.

Property Description
Tract Four

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 03 degrees 39 minutes 41 seconds West, a distance of 540.14 feet to a concrete monument found, which is the **POINT OF BEGINNING**; Thence North 85 degrees 47 minutes 46 seconds West, a distance of 60.48 feet to a concrete monument found; Thence North 01 degrees 47 minutes 30 seconds East, a distance of 22.60 feet to a point along the southern right-of-way of Hill Creek Drive (40 foot right-of-way); Thence along said right-of-way South 87 degrees 06 minutes 09 seconds East, a distance of 148.55 feet to a capped 5/8-inch rebar set at the intersection of the southern right-of-way of Hill Creek Drive (40 foot right-of-way) and the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence along the mitered right-of-way South 42 degrees 05 minutes 01 seconds East, a distance of 37.63 feet to a capped 5/8-inch rebar set on the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence leaving said right-of-way North 85 degrees 46 minutes 38 seconds West, a distance of 114.28 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.091 Acres.

Property Description
Tract Five

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way) , which is the **POINT OF BEGINNING**; Thence along said right-of-way North 88 degrees 29 minutes 34 seconds West, a distance of 199.91 feet to a capped 5/8-inch rebar found (capped LMX); Thence leaving said right-of-way North 01 degrees 44 minutes 17 seconds East, a distance of 198.46 feet to a 1-inch open top pipe found; Thence South 88 degrees 09 minutes 01 seconds East, a distance of 224.87 feet to a 5/8-inch rebar found; Thence South 08 degrees 57 minutes 01 seconds West, a distance of 198.79 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way), which is the **POINT OF BEGINNING**;

Said tract or parcel of land contains 0.965 Acres.

Property Description
Tract Six

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way North 88 degrees 29 minutes 34 seconds West, a distance of 199.91 feet to a capped 5/8-inch rebar found (capped LMX), which is the **POINT OF BEGINNING**; Thence along said right-of-way North 88 degrees 31 minutes 43 seconds West, a distance of 298.41 feet to an axle found; Thence leaving said right-of-way North 02 degrees 05 minutes 37 seconds East, a distance of 200.17 feet to a 1/2-inch open top pipe found; Thence South 88 degrees 12 minutes 01 seconds East, a distance of 297.16 feet to a 1-inch open top pipe found; Thence South 01 degrees 44 minutes 17 seconds West, a distance of 198.46 feet to a capped 5/8-inch rebar found (capped LMX), which is the **POINT OF BEGINNING**;

Said tract or parcel of land contains 1.363 Acres.

Property Description
Tract Seven

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found, said 1/2-inch open top pipe found being the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 01 degrees 46 minutes 06 seconds East, a distance of 415.11 feet to a 5/8-inch capped rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 89 degrees 05 minutes 25 seconds East, a distance of 200.36 feet to a 5/8-inch capped rebar set; Thence leaving said right-of-way South 02 degrees 17 minutes 00 seconds West, a distance of 415.00 feet to a 1/2-inch open top pipe found at the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 89 degrees 08 minutes 33 seconds West, a distance of 196.63 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.891 Acres

Property Description
Tract Eight

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found; South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**. Thence leaving said Land Lot Line North 02 degrees 17 minutes 00 seconds East, a distance of 415.00 feet to a capped 5/8-inch rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 89 degrees 53 minutes 40 seconds East, a distance of 175.00 feet to a capped 5/8-inch rebar set; Thence leaving said right-of-way South 00 degrees 54 minutes 03 seconds West, a distance of 416.17 feet to a capped 5/8-inch rebar set on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 89 degrees 27 minutes 08 seconds West, a distance of 185.00 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.717 Acres

Property Description
Tract Nine

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set, which is the **POINT OF BEGINNING**. Thence leaving said Land Lot Line North 00 degrees 54 minutes 03 seconds East, a distance of 416.17 feet to a capped 5/8-inch rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 89 degrees 03 minutes 34 seconds East, a distance of 171.82 feet to a capped 5/8-inch rebar set; Thence leaving said right-of-way South 00 degrees 13 minutes 35 seconds West, a distance of 414.99 feet to a 1/2-inch open top pipe found on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a capped 5/8-inch rebar set which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.663 Acres.

Property Description
Tract Ten

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found, South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 00 degrees 13 minutes 35 seconds East, a distance of 414.99 feet to a capped 5/8-inch rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 88 degrees 14 minutes 13 seconds East, a distance of 145.89 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 88 degrees 22 minutes 02 seconds East, a distance of 54.11 feet to a 5/8-inch rebar found; Thence South 17 degrees 27 minutes 49 seconds East, a distance of 432.45 feet to a 1/2-inch rebar found on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line the following courses and distances: North 88 degrees 45 minutes 12 seconds West, a distance of 8.27 feet to a 1/2-inch rebar found: North 89 degrees 23 minutes 58 seconds West, a distance of 323.08 feet to a 1/2-inch open top pipe found which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 2.515 Acres.

Property Description
Tract Eleven

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found, which is the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 17 degrees 27 minutes 49 seconds West, a distance of 432.45 feet to a 5/8-inch rebar found; Thence South 60 degrees 11 minutes 18 seconds East, a distance of 275.96 feet to a concrete monument found; Thence South 04 degrees 35 minutes 53 seconds West, a distance of 278.12 feet to a 5/8-inch rebar found on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 88 degrees 45 minutes 12 seconds West, a distance of 87.39 feet to a 1/2-inch rebar found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.208 Acres.

Property Description
Tract Twelve

All that tract or parcel of land lying and being in Land Lots 130 and 129 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found, which is the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 80 degrees 41 minutes 16 seconds East, a distance of 96.20 feet to a 5/8-inch rebar found on the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence along said right-of-way the following courses and distances: South 09 degrees 18 minutes 44 seconds East, a distance of 32.01 feet to a point: South 12 degrees 31 minutes 19 seconds East, a distance of 84.63 feet to a point: South 15 degrees 13 minutes 34 seconds East, a distance of 92.05 feet to a point: South 18 degrees 02 minutes 39 seconds East, a distance of 47.65 feet to a point: South 20 degrees 28 minutes 44 seconds East, a distance of 48.00 feet to a capped 5/8-inch rebar set on the Land Lot Line common to Land Lots 129 and 160; Thence leaving said right-of-way and along said Land Lot Line North 89 degrees 51 minutes 09 seconds West, a distance of 16.08 feet to a 1/2-inch rebar found; Thence continuing along the Land Lot Line common to Land Lots 129, 160, 130 and 159 North 89 degrees 51 minutes 09 seconds West, a distance of 180.41 feet to a 5/8-inch rebar found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.925 Acres.

PROPERTY LAND LOT INFORMATION:

<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
CARR, JEFFREY D TIN: 15N13A 093 PIN: 15-0130-0024 295 GAIL AV	GC (CITY)	RESIDENTIAL
LEWIS, RALPH W & TIN: 15N13A 096 PIN: 15-0130-0021 214 PUTNAM DR	GC (CITY)	RESIDENTIAL
OLD CREEK INVESTMENTS LP TIN: 15N13A 092 PIN: 15-0130-0013 211 PUTNAM DR	GC (CITY)	RESIDENTIAL
KEETER, DENA TIN: 15N13A 088 PIN: 15-0130-0016	GC (CITY)	VACANT - UNDEVELOPED
LEDFORD JEFFREY S TIN: 15N13A 091 PIN: 15-0130-0019 191 PUTNAM DR	R-40 (COUNTY)	RESIDENTIAL
KEETER FARMS LP TIN: 15N13A 089 PIN: 15-0130-0005 187 GAIL AV	R-40 (COUNTY)	RESIDENTIAL

ADJACENT PROPERTY OWNER INFORMATION:

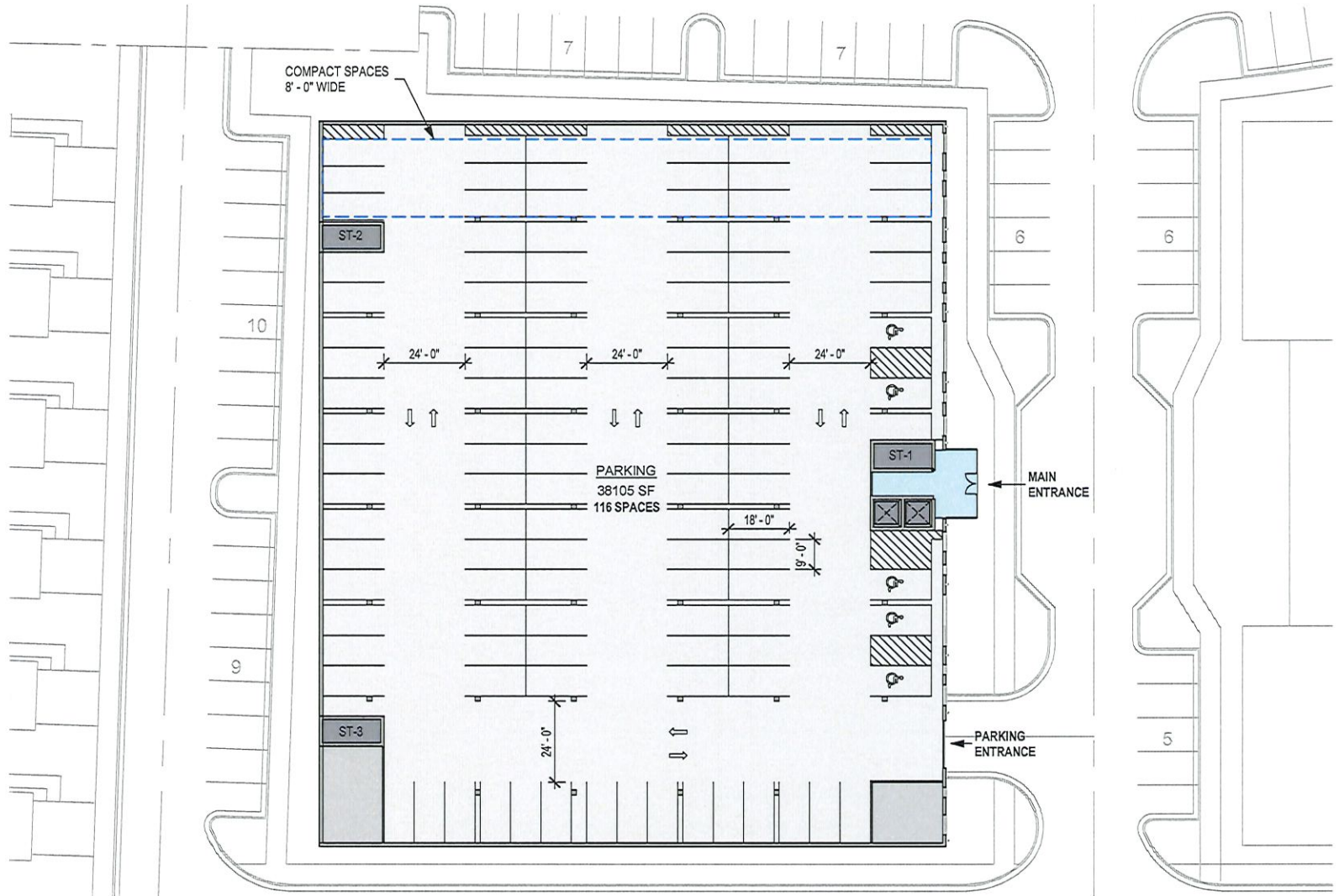
	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	CLOUD, CHRIS TIN: 15N13A 077 PIN: 15-0130-0011 149 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	ROPER, ROBIN H TIN: 15N13A 078 PIN: 15-0130-0010 187 HILL CREEK DR	R-40 (COUNTY)	RESIDENTIAL
	KEETER, DENA TIN: 15N13A 079 PIN: 15-0130-0023	GC (CITY)	VACANT - UNDEVELOPED
SOUTH	INLAND, WESTERN CANTON TIN: 15N13 012 B PIN: 15-0159-0009	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	INLAND, WESTERN CANTON TIN: 15N13 008 C PIN: 15-0159-0003 104 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	INLAND, WESTERN CANTON TIN: 15N13 008 F PIN: 15-0159-0010 120 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	DDK HOLDINGS LLC TIN: 15N13 008 E PIN: 15-0159-0011 136 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	GMW LLC TIN: 15N13A 108 PIN: 15-0129-0039 3753 MARIETTA HWY	GC (CITY)	COMMERCIAL – RETAIL AND OFFICE
EAST	SWG ASSOCIATES LLC TIN: 15N13 016 PIN: 15-0129-0001 259 TRAVIS TRITT LN	GC (COUNTY)	COMMERCIAL – RETAIL AND OFFICE
	THE KROGER COMPANY TIN: 15N13 014 PIN: 15-0129-0029 4045 MARIETTA HWY	GC (CITY)	COMMERCIAL – RETAIL AND OFFICE
	HORTON JAMES C & JANICE ANN TIN: 15N13A 090 PIN: 15-0130-0020 251 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
WEST	RODRIGUEZ, DAISY TIN: 15N13A 082 PIN: 15-0130-0018 208 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	KEETER DONALD T & TIN: 15N13A 083 PIN: 15-0130-0006	R-40 (COUNTY)	VACANT - UNDEVELOPED
	TARBERT LLC TIN: 15N13A 084 PIN: 15-0130-0012 252 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	CROUSE MICHAEL L & TIN: 15N13A 085 PIN: 15-0130-0004 284 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	CARTLEDGE, ARLENE J TIN: 15N13A 086 PIN: 15-0130-0022 308 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	ROBERTS, SUZANNE M TIN: 15N13A 087 A PIN: 15-0130-0017 324 GAIL AV	R-40 (COUNTY)	RESIDENTIAL

155 PARKING SPACES

INDOOR - 116 SPACES
EXTERIOR - 39 SPACES

RATIO: 1.1 SPACES / UNIT

1 LOWER LEVEL
SCALE: 1" = 30'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



PROJECT

SCALE: 1" = 30'
0 7.5' 15' 30'

T2 CAPITAL
MANAGEMENT™

T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

A01

STUDIO -	10	(29%)
1-BD -	19	(54%)
2-BD -	5	(14%)
3-BD -	1	(3%)

1 TYPICAL FLOOR
SCALE: 1" = 30'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



PROJECT

SCALE: 1" = 30'

A horizontal scale bar with tick marks at 0, 7.5, 15, and 30 feet. The bar is divided into three equal segments of 7.5 feet each.

T2

CAPITAL
MANAGEMENT™

T2 CANTON, GA

GALE & HILL CREEK RESIDENTIAL

09/29/2022 Project #: 22019

A02



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



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Chicago, IL 60661

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

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MANAGEMENT™

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GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

A03



1 VIEW FROM NORTHEAST
SCALE: NTS



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600 W. Jackson, Suite 250
Chicago, IL 60661



T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

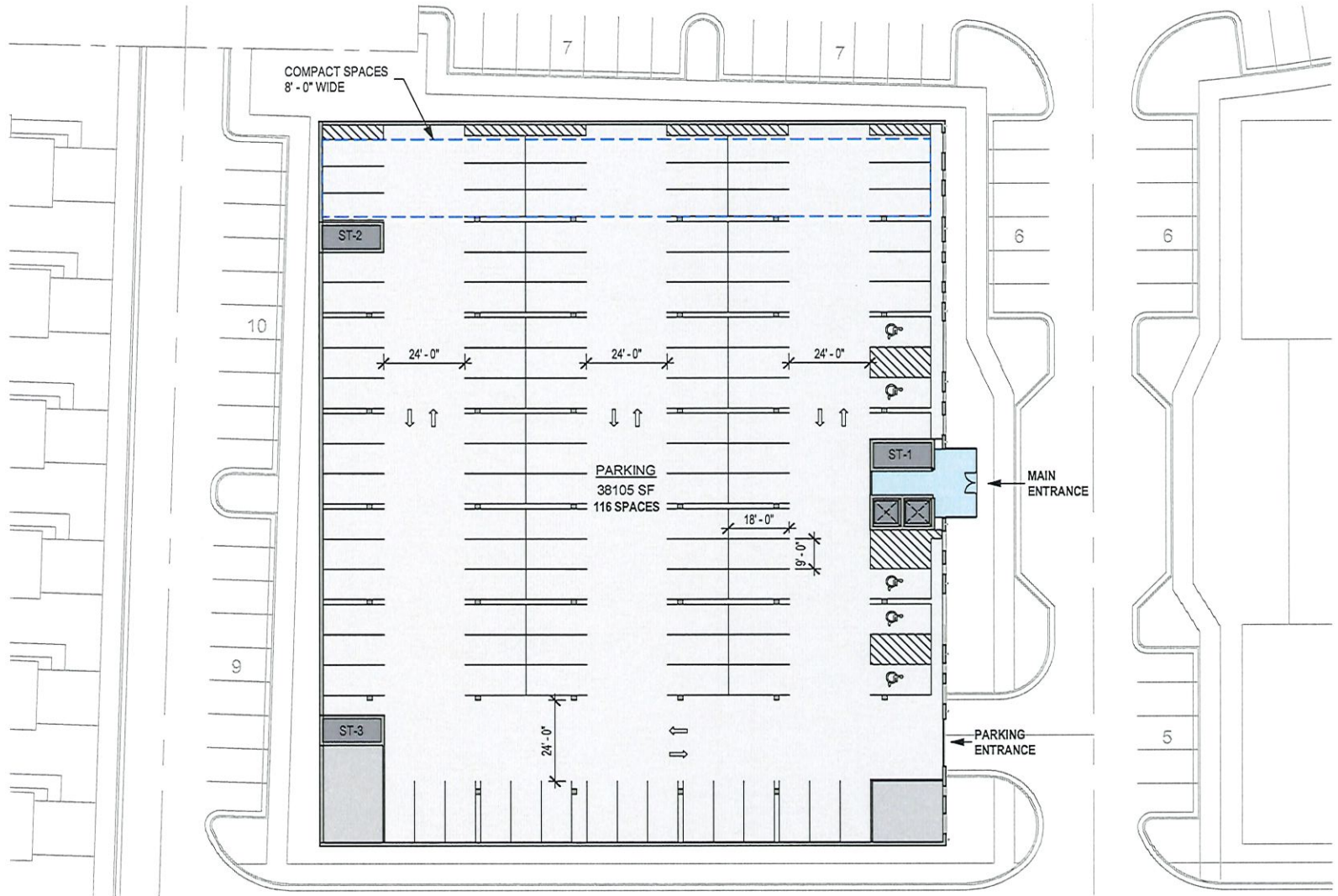
A04

155 PARKING SPACES

INDOOR - 116 SPACES
EXTERIOR - 39 SPACES

RATIO: 1.1 SPACES / UNIT

1 LOWER LEVEL
SCALE: 1" = 30'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



SCALE: 1" = 30'
0 7.5' 15' 30'

PROJECT

T2 CAPITAL MANAGEMENT

T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

A01

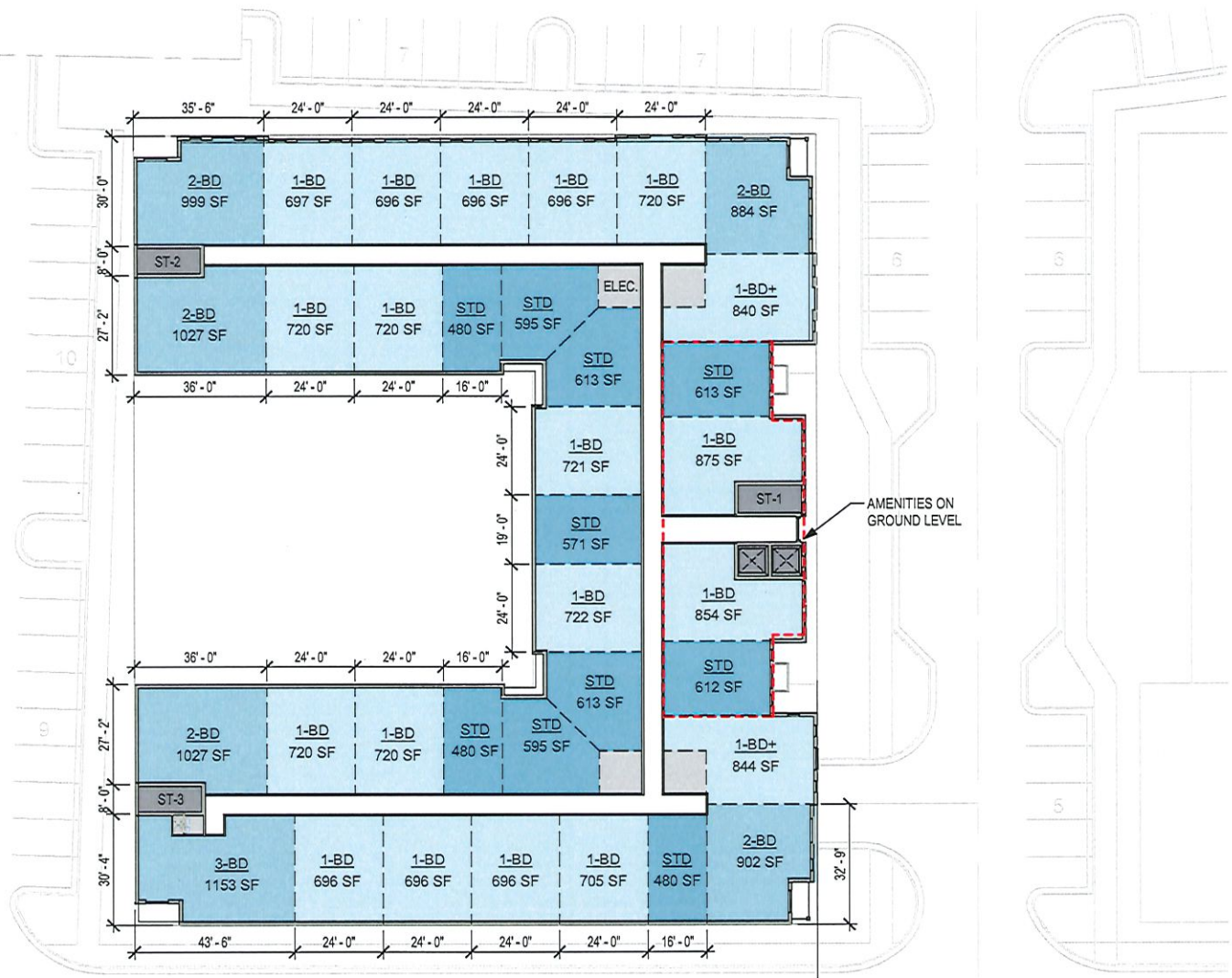
35 UNITS / FLOOR

STUDIO - 10 (29%)
 1-BD - 19 (54%)
 2-BD - 5 (14%)
 3-BD - 1 (3%)

136 TOTAL UNITS

1 TYPICAL FLOOR

SCALE: 1" = 30'-0"



OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661



PROJECT

SCALE: 1" = 30'
 0 7.5' 15' 30'

T2

CAPITAL
 MANAGEMENT™

T2 CANTON, GA

GALE & HILL CREEK RESIDENTIAL

09/29/2022 Project #: 22019

A02



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/16" = 1'-0"
0' 4' 8' 16'



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GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

A03



1 VIEW FROM NORTHEAST
SCALE: NTS

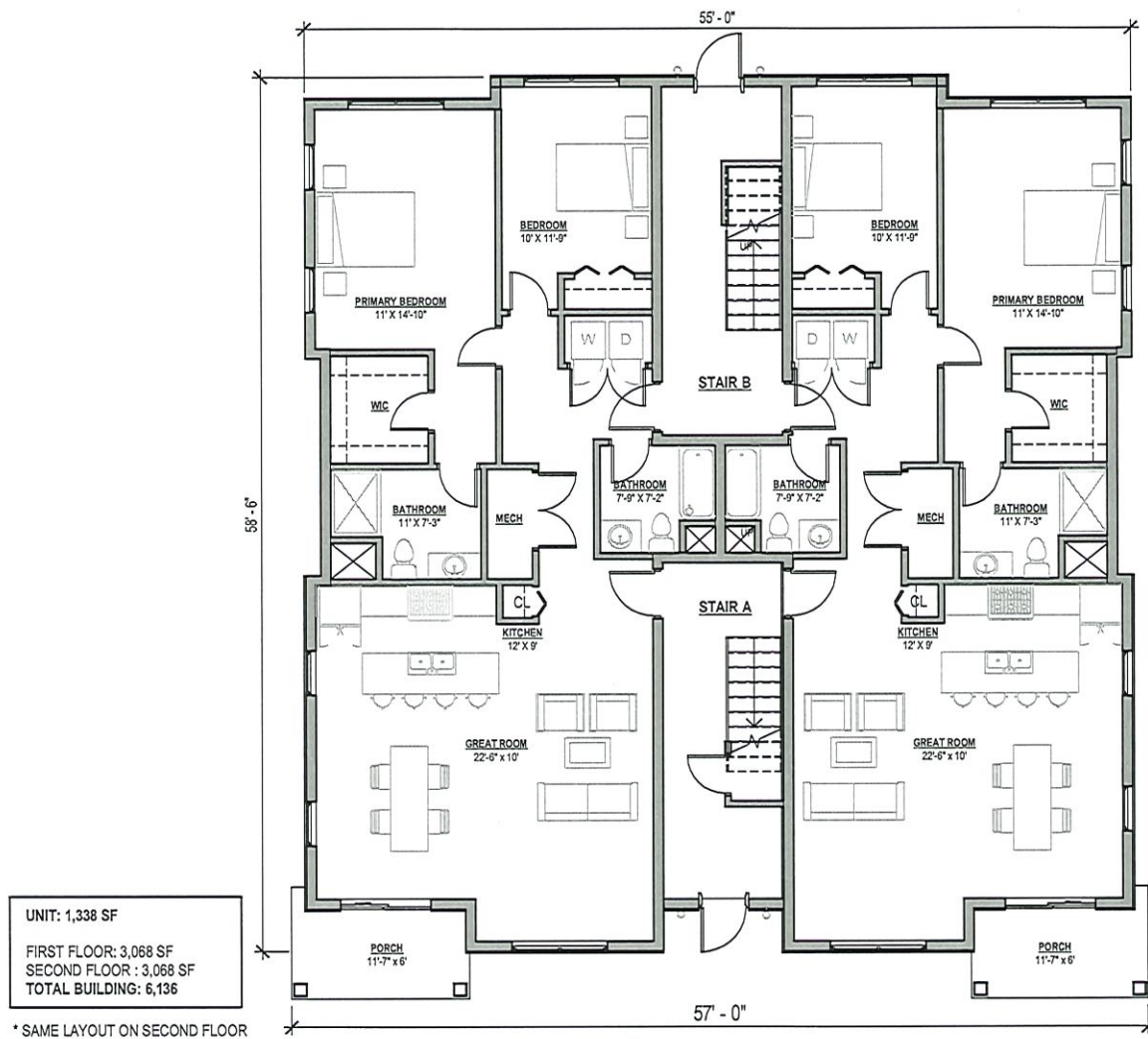


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Chicago, IL 60661



T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

A04



1 QUAD BUILDING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
 0' 2' 4' 8'

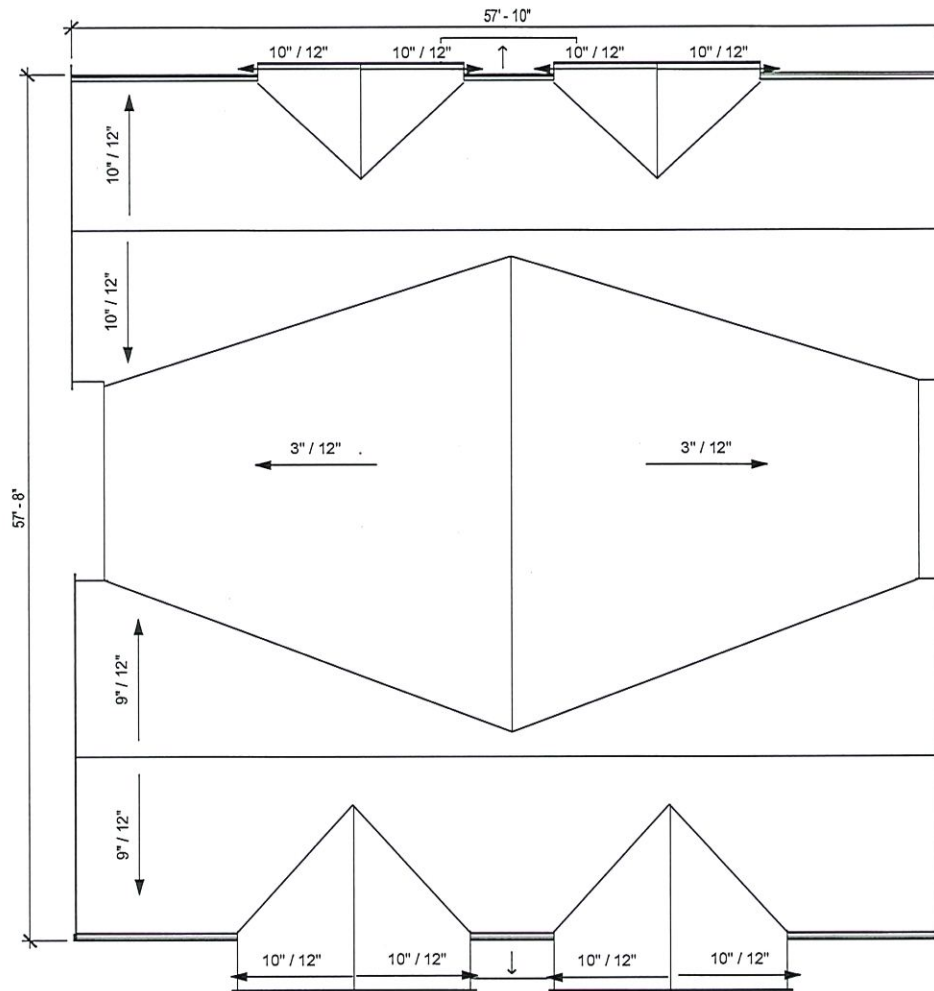
T2 CAPITAL MANAGEMENT™

OKW Architects

OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

T2 CANTON, GA
 GAIL & HILL CREEK RESIDENTIAL
 09/29/22 Project #: 22019

Q01



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



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600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

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T2 CANTON, GA
GAIL & HILL CREEK RESIDENTIAL
09/29/22 Project #: 22019

Q02



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



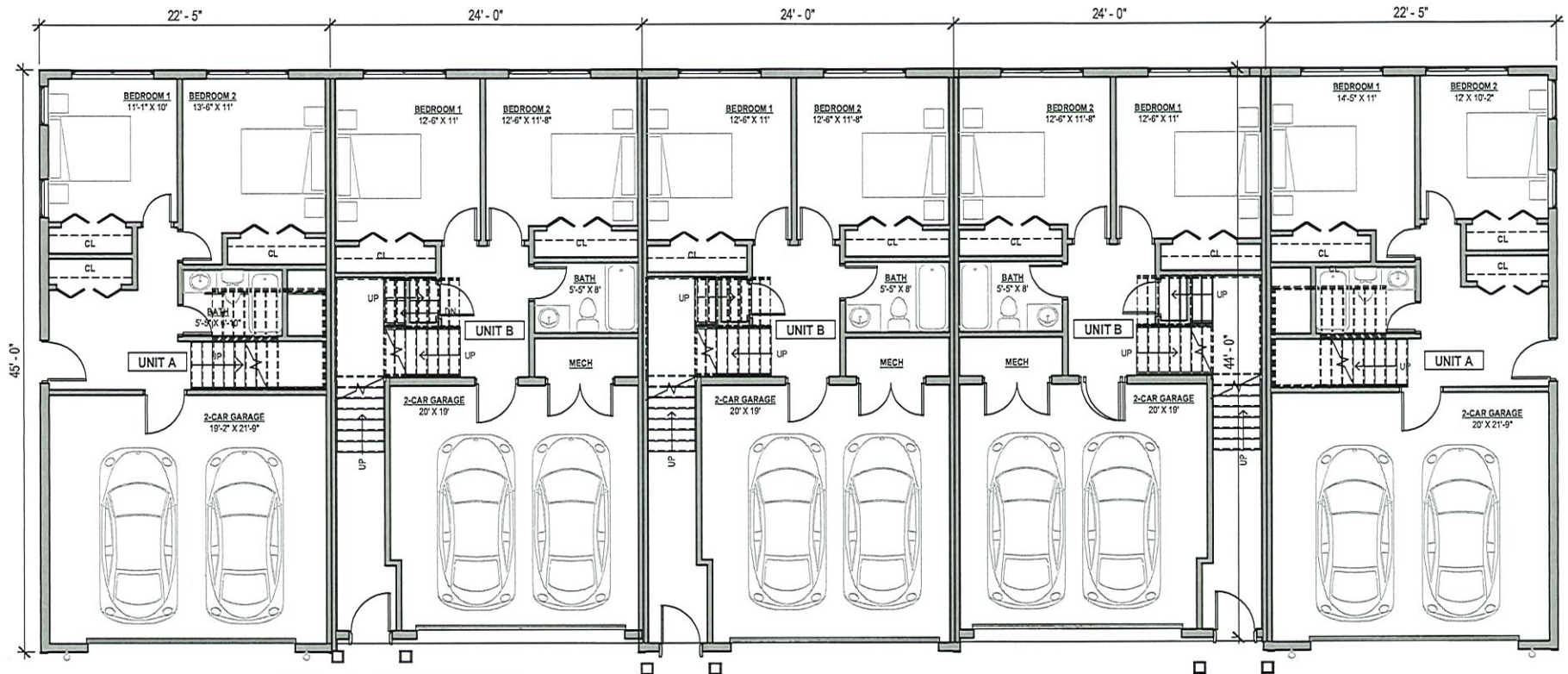
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

T2 CAPITAL
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T2 CANTON, GA
GAIL & HILL CREEK RESIDENTIAL
09/29/22 Project #: 22019

Q03



UNIT A	UNIT B
FIRST FLOOR 570SF + 439SF GARAGE	FIRST FLOOR 587SF + 410SF GARAGE
SECOND FLOOR 1,008SF	SECOND FLOOR 1,080SF
TOTAL: 1,578SF + 470 SF GARAGE	TOTAL: 1,667 SF + 410 SF GARAGE

1 5 UNIT TOWNHOUSE FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Chicago, IL 60661



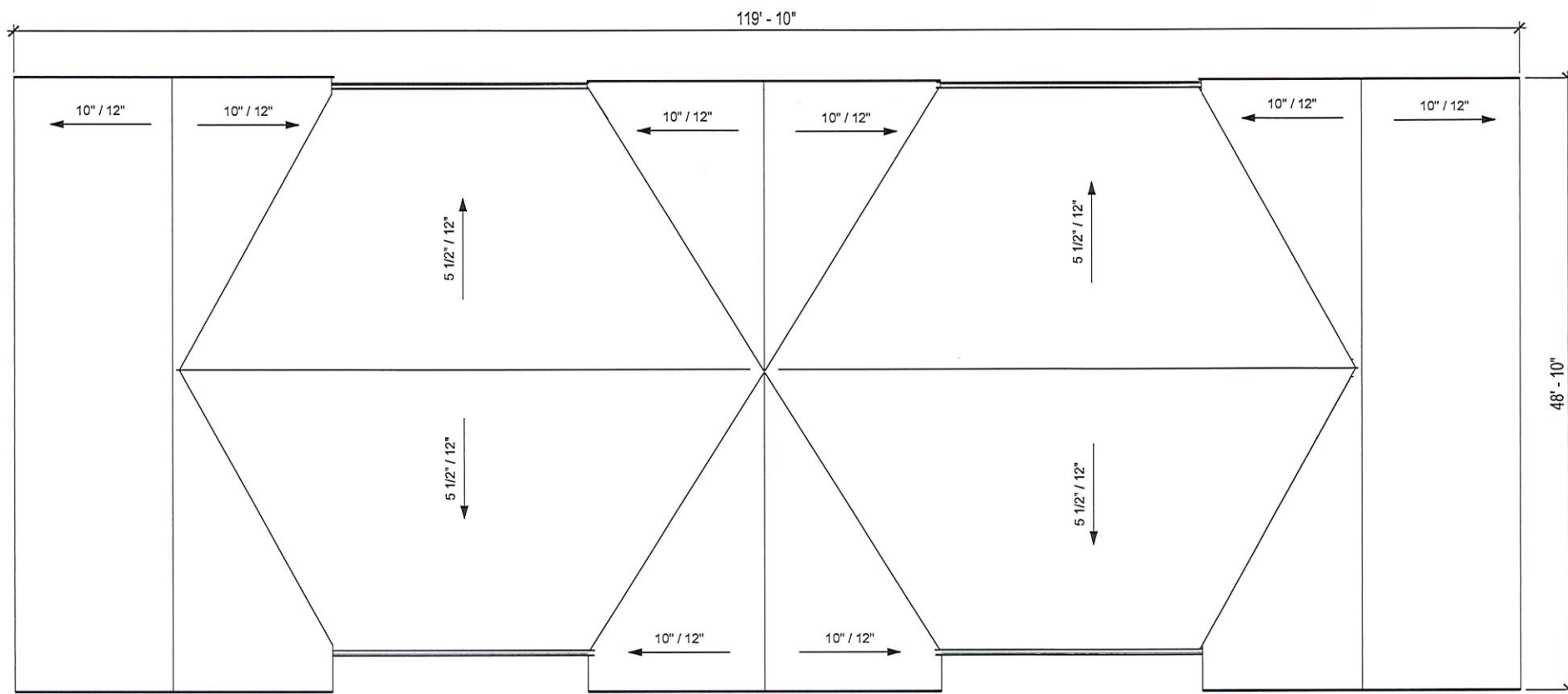
SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

PROJECT

T2 CAPITAL MANAGEMENT™

T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/2022 Project #: 22019

T01



1 ROOF PLAN
SCALE: 1/8" = 1'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1'-0"
0' 2' 4' 8'

T2 CAPITAL MANAGEMENT™

T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/22 Project #: 22019

T03



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/8" = 1' 0"
0' 2' 4' 8'

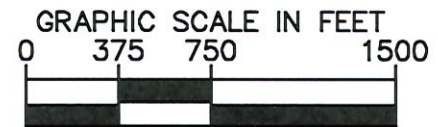
T2 | CAPITAL
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T2 CANTON, GA
GALE & HILL CREEK RESIDENTIAL
09/29/22 Project #: 22019

T04



LOCATION MAP



Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 619-4280 | www.kimley-horn.com

CLIENT:
T2 CAPITAL
MANAGEMENT

TITLE:
LOCATION MAP

PROJECT:
WOODLANDS OF
HILL CREEK

JOB NO.: 018455001

SCALE: 1" = 750'

DATE: 11/01/2022

SHEET:
EXHIBIT A



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Public Hearing Application

Project # CUP2211-005

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Parks F. Huff, Attorney for Applicant, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Parks F. Huff, Attorney for Applicant, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 1st day of November, 2022.
Print Name: Parks F. Huff

Applicant Information:

Name: T2 Capital Management
Address: 120 N. Hale Street; Suite 300
City: Wheaton
State: IL Zip Code: 60187
Telephone: 847-471-4000
Fax Number: _____
Email Address: tlowe@t2investments.com

Owner Information:

Name: See Attached Information
Address: _____
City: _____
State: _____ Zip Code: _____
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- | | |
|--|--|
| ☒ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☒ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☒ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ Special Exception |

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
+ (#Acres _____ x \$50.00 = _____) = _____
Advertising Fee _____ = _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____

Amount Paid: _____



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: PUTNAM DRIVE, CANTON, GA 30144

Land Lot(s): 129 & 130 District: 15 Section: 2 Map #: SEE ATTACHED Parcel #: SEE ATTACHED

Existing Zoning Of Property: GC (CITY) ☒ City ☒ County R-40 (COUNTY) Total Acreage Of Property: 20.01 ACRES
Proposed Zoning Of Property: P-D (RESIDENTIAL) Existing Use(s) Of Property: RESIDENTIAL, UNDEVELOPED LAND

Directions to property from Main Street in downtown Canton:

1. HEAD EAST ON E MAIN ST TOWARD E MARIETTA ST (315 FT). 2. TURN RIGHT ONTO E MARIETTA ST (0.3 MI). 3. TURN LEFT ONTO W MARIETTA ST (1.6 MI). 4. TURN LEFT ONTO STATE RTE 5/MARIETTA HWY, CONTINUE TO FOLLOW MARIETTA HWY (1.5 MI). 5. TURN RIGHT ONTO HILL CREEK DR (0.2 MI). 6. TURN LEFT ONTO GAIL AVE (446 FT). 7. TURN LEFT ONTO PUTNAM DR (410 FT).

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>SEE ATTACHED</u>		
SOUTH			
EAST			
WEST			
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? PROPOSED SANITARY SEWER INFRASTRUCTURE TO TIE INTO EXISTING CCWSA INFRASTRUCTURE

Proposed managing jurisdiction: CHEROKEE COUNTY WATER AND SEWER AUTHORITY

How will water be provided to the site? PROPOSED WATER LINES TO TIE INTO EXISTING CCWSA INFRASTRUCTURE

Proposed managing jurisdiction: CHEROKEE COUNTY WATER AND SEWER AUTHORITY Size Limit: TBD



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH CHEROKEE HIGH SCHOOL

MIDDLE FREEDOM MIDDLE SCHOOL

ELEMENTARY LIBERTY ELEMENTARY SCHOOL

TRAFFIC INFORMATION

Road/Street providing access: HILL CREEK DR, GAIL AVE, PUTNAM DR

Width at property: (Road) 40' (Right-of-way) 40'

Distance to nearest major thoroughfare: ADJACENT TO PROPERTY Thoroughfare Name: MARIETTA HWY

Description of Road accessing property (Classification): LOCAL

In support of this request, I submit the following items, which are attached and made a part of this application:

- ☒ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☒ Planning Commission Review Criteria Response
- ☒ Board of Zoning Appeals Review Criteria Response
- ☒ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study
- ☒ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

WWW.SAMSLARKINHUFF.COM

November 1, 2022

LETTER OF INTENT

Mr. Steve Green
Zoning Administrator
City of Canton
151 Elizabeth Street
Canton, GA 30114

Re: Application of T2 Capital Management for rezoning, annexation, variance & Conditional Use Permit for 20 +/- acres located in Land Lot 130 in the 15th District; located on the south side of Hill Creek Drive, on the west side of Marietta Highway, east of Gail Avenue; City of Canton, Cherokee County, Georgia.

Dear Steve:

I represent T2 Capital Management in regards to applications of rezoning and annexation for properties located on south side of Hill Creek Drive; west side of Marietta Highway and east of Gail Avenue. T2 Capital Management, LLC is proposing the development of the 20ac unimproved property located at the southeast corner of Gail Avenue and Hill Creek Drive in Canton, Georgia. The proposed development consists of a residential mixed-use project containing 33 detached single family for-rent homes, 25 townhome units, 32 Quad Plex (4-unit residences) units, 210 rental apartment units, and a community club room with pool for use by the residents. Parking for each of the uses are provided on-site and a total of 459 parking spaces are proposed. Nearly 8acres of open space will be provided and preliminary discussions with the City of Canton have taken place regarding T2 Capital dedicating this 8acres to the City for future use as a park/open space.

Eleven different parcels under six separate ownerships compose the 20ac assembled parcels. Two of the eleven parcels are in unincorporated Cherokee County with the remaining nine parcels currently within the City of Canton corporate limits. The two Cherokee County parcels will require an annexation into the City of Canton. The nine parcels within the City of Canton corporate limits are currently zoned GC General Commercial. A change in zoning is required for the proposed uses so the application accompanying this submittal is for a Residential Planned Development (PD Residential).

SAMS, LARKIN, & HUFF
A LIMITED LIABILITY PARTNERSHIP

Mr. Steve Green
Community Development Director
November 1, 2022
Page 2

The Future Development Map classifies the property as Major Highway Corridor (South Crescent Ridge) which includes multifamily as a potential zoning category recognizing the importance of higher density housing in close proximity to arterial roads and the interstate. The project is an opportunity to assemble 11 separate parcels with difficult topography into a neighborhood that will have four (4) distinct housing types in one community.

Please do not hesitate to contact me should you or your staff have any questions or require any additional information or documentation.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff
phuff@samslarkinhuff.com

PFH/lkj

DRAFT

(DATE)

(PROPERTY OWNER)

Re: Case #(s)

Dear (PROPERTY OWNER):

T2 Capital Management has filed a rezoning, conditional use permit, variance & annexation request with the City of Canton on 20.2 acres of land located on the south side of Hill Creek Drive. The property is located in Land Lot 130 of the 15th District.

Our request is to rezone from R-40 to P-D, annex parcels 15-0130-0005 & 15-0130-0019, variances and a Conditional Use Permit for the property.

Our request is to develop 20.1 acres of unimproved property for a mixed use project.

Our request is to obtain a Variance to (CODE SECTION) in order to (PROJECT INTENT).

A public hearing will be held on (DATE), at (TIME) p.m. in the Canton City Hall, 110 Academy Street, Canton, Georgia 30114.

Anyone wishing to speak in opposition must file a disclosure form with the City of Canton on or before five (5) days prior to the date of the hearing. The hearing on this matter is open to the public and the application is on file in the offices of the Planning and Zoning Department located at 110 Academy Street, Canton, Georgia and may be viewed Monday through Friday 9:00 a.m. to 4:00 p.m.

Sincerely,

(APPLICANT)

www.ca

!

Effective August 22, 2012

Development of Regional Infrastructure Development Thresholds - Atlanta Regional Commission

Type of Development	Nonresidential Only	Rural and Developing Rural	Emerging Neighborhoods, Established Suburbs,	Regional Centers and Regional Employment	Region Core
---------------------	---------------------	----------------------------	--	--	-------------

After recording, return to:
LANDRUM & LANDRUM
P. O. Box 400
Jasper, GA 30143
Keeter, R10-17-9922/ccl

EXECUTRIX'S DEED
(Deed Service Only)

STATE OF GEORGIA
COUNTY OF PICKENS

THIS INDENTURE, made and entered into this the 25th day of October, 2017, by and between

**BETTY JUNE JACKSON KEETER AS EXECUTRIX UNDER THE LAST WILL
AND TESTAMENT OF LARRY WARREN KEETER, DECEASED**

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

**BETTY JUNE JACKSON KEETER AS TRUSTEE OF THE LWK FAMILY TRUST
UNDER AGREEMENT DATED NOVEMBER 13, 2006**

of the 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: the said party of the first part is the duly qualified Executrix of the Estate of LARRY WARREN KEETER, deceased, under the Last Will and Testament of the said LARRY WARREN KEETER, probated in Solemn Form on April 29, 2016, and said Will is recorded in the Records in the Office of the Probate Court of Cherokee County, Georgia.

NOW, THEREFORE, the said party of the first part, in consideration of the premises and for the further purpose of consenting and assenting to the terms of ITEM 17 of said Will, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said party of the second part, its heirs and assigns, the following described property:

ALL OF THE DECEASED'S ONE-HALF INTEREST IN AND TO:

See Exhibit "A" attached hereto and made a part hereof by reference.

Property is conveyed subject to all covenants, easements, and restrictions of record, if any, affecting the property conveyed herein.

Note: The Residuary Trust referenced in Item 8 has been merged by "Agreement for Trust Merger" dated June 1, 2017, which merges the aforementioned Residuary Trust into The LWK Family Trust under agreement dated November 13, 2006.

The Executrix, BETTY JUNE JACKSON KEETER, states that all debts of the Estate of LARRY WARREN KEETER, deceased, have been paid in full, no application for a year's support has been made, and Federal Taxes cannot result as a lien against said property.

TO HAVE AND TO HOLD the same, together with the rights, members and appurtenances there unto belonging, or in anywise appertaining to the said party of the second part, its own proper use, benefit and behoof, in as full and ample manner as the same was possessed and enjoyed by the said LARRY WARREN KEETER, deceased, in his lifetime.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal
the day and year first above written.

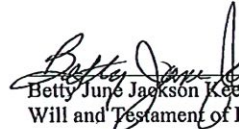
Signed, sealed and delivered in the
presence of:


Witness



Notary Public
My commission expires:




Betty June Jackson Keeter as Executrix Under the Last
Will and Testament of Larry Warren Keeter, deceased

COPY

Exhibit "A"
Legal Description

TRACT ONE:

ALL THAT TRACT or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia, being designated as Tract 2 on that plat of survey for Donald T. Keeter and Larry Keeter, prepared by Martin & Norton, Inc., dated December 16, 1987, being job #87-2353-70D, said plat being recorded in Plat Book 36, Page 143, Cherokee County Plat Records, said plat being incorporated herein by reference thereto and being more particularly described as follows:

To ascertain the TRUE POINT OF BEGINNING, begin at an iron pin located at the point of intersection of the East right-of-way of Gail Avenue (having a 40 foot right-of-way) with the South right-of-way of Hillcreek Drive (having a 40 foot right-of-way); thence run South 85 degrees 37 minutes 55 seconds East along the South right-of-way of Hillcreek Drive a distance of 199.80 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence run South 86 degrees 12 minutes 20 seconds East along the South right-of-way of Hillcreek Drive a distance of 677.21 feet to an iron pin located at the point of intersection of the South right-of-way of Hillcreek Drive with the West right-of-way of Georgia Highway No. 5, Relocation (having a variable right-of-way); thence run Southerly, Easterly and Southerly along the right-of-way of Georgia Highway No. 5 Relocation the following courses and distances: South 03 degrees 53 minutes 30 seconds West, a distance of 28.46 feet; South 83 degrees 38 minutes 10 seconds, East a distance of 60.47 feet; South 01 degrees 27 minutes 45 seconds East, a distance of 322.73 feet; South 01 degrees 38 minutes 20 seconds East, a distance of 217.44 feet; thence leaving said right-of-way North 58 degrees 03 minutes 30 seconds West a distance of 276.07 feet to an iron pin; thence North 86 degrees 20 minutes 55 seconds West a distance of 54.11 feet to an iron pin located on the South right-of-way of Putnam Drive (having a 40 foot right-of-way); thence North 11 degrees 06 minutes 05 seconds East crossing Putnam Drive a distance of 239.25 feet; thence North 86 degrees 01 minute 45 seconds West a distance of 522.10 feet to an iron pin; thence North 04 degrees 12 minutes 55 seconds East a distance of 200.00 feet to an iron pin located on the South right-of-way of Hillcreek Drive, said point being the TRUE POINT OF BEGINNING.

TRACT TWO:

ALL THAT TRACT or parcel lying and being in Land Lot 130 of District 15 and Section 2 of Cherokee County, Georgia and being formerly a portion of the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5) and/or the South right-of-way of Hillcreek Drive and being 0.09 acre and being shown as Tract 5 on a composite plat and right-of-way survey for Donald T. Keeter and Larry Keeter by LMX, Inc., dated February 15, 2005, revised May 17, 2005, Job no. 05-2353-11D and being more particularly described as follows:

BEGINNING AT A POINT on the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5), said right-of-way being 55 feet West of the present centerline of the pavement of Marietta Highway and lying 822.59 feet North of the South line of Land Lot 129 as measured along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway; thence North 83 degrees 38 minutes 10 seconds West for a distance of 174.75 feet along the former South right-of-way of Hillcreek Drive to a concrete Monument on the former South right-of-way of Hillcreek Drive; thence North 03 degrees 53 minutes 30 seconds East for a distance of 22.60 feet along the former right-of-way of Hillcreek Drive or Marietta Highway to a point on the present 50 foot wide right-of-way of Hillcreek Drive; thence South 84 degrees 57 minutes 05 seconds East for a distance of 148.55 feet along the South 50 foot right-of-way of Hillcreek Drive to a point on the South right-of-way of Hillcreek Drive; thence South 39 degrees 57 minutes 05 seconds East for a distance of 37.63 feet to the POINT OF BEGINNING.

TRACT THREE:

ALL THAT TRACT or parcel lying and being in Land Lot 130 of District 15 and Section 2 of Cherokee County, Georgia and being formerly a portion of the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5) and being 1.14 acres and being shown as Tract 6 on a composite Plat and right-of-way survey for Donald T. Keeter and Larry Keeter by LMX, Inc., dated February 15, 2005, revised May 17, 2005, Job no. 05-2353-11D and being more particularly described as follows:

BEGINNING AT A POINT on the West right-of-way of Marietta Highway (A.K.A. Old Highway No. 5), said right-of-way being 55 feet West of the present centerline of the pavement of Marietta Highway and lying 305.81 feet North of the South line of Land Lot 129 as measured along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway; thence South 82 degrees 49 minutes 35 seconds West for a distance of 96.10 feet to a

(continued on next page)

concrete monument on the former West right-of-way of Marietta Highway; thence North 01 degrees 38 minutes 20 seconds West for a distance of 217.44 feet along the former West right-of-way of Marietta Highway to a point; thence North 01 degrees 27 minutes 45 seconds West for a distance of 322.73 feet along the former West right-of-way of Marietta Highway to a concrete monument on the South former right-of-way of Hillcreek Drive; thence South 83 degrees 38 minutes 10 seconds East for a distance of 114.28 feet along the South former right-of-way of Hillcreek Drive to a point on the West right-of-way of Marietta Highway, said point being 55 feet West of the present centerline of pavement of Marietta Highway; thence South 06 degrees 14 minutes 05 seconds West for a distance of 28.04 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 05 degrees 08 minutes 45 seconds West for a distance of 87.23 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 03 degrees 54 minutes 05 seconds West for a distance of 93.18 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 01 degrees 30 minutes 05 seconds West for a distance of 87.20 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 01 degrees 42 minutes 30 seconds East for a distance of 82.68 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 04 degrees 23 minutes 00 seconds East for a distance of 83.39 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to a point; thence South 07 degrees 10 minutes 25 seconds East for a distance of 55.06 feet along a line 55 feet West of and parallel with the centerline of the present pavement of Marietta Highway to the POINT OF BEGINNING.

TRACT FOUR:

ALL THAT TRACT or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia as shown on a plat of survey for Donald T. Keeter and Larry Keeter, dated December 16, 1987 and being designated as Tract 1 thereon being incorporated herein by reference thereto and being more particularly described as follows:

BEGINNING at the intersection of the South right-of-way of Clearview Drive (having a 40 foot right-of-way) and the West right-of-way of Henry Clay Street (having a 40 foot right-of-way) and an iron pin set; thence South 04 degrees 51 minutes 35 seconds West a distance of 123.30 feet to an iron pin set, said iron pin being located at the southwest corner of the paved portion of Henry Clay Street; thence South 86 degrees 30 minutes 45 seconds East along the southernmost paved portion of Henry Clay Street and extending along the south boundary line of property now or formerly belonging to Guy M. Lathem and Dianne Lathem a distance of 161.57 feet to a concrete monument found, said monument being located on the northwesterly right-of-way of Georgia Highway No. 5 Relocation (having a variable right-of-way); thence South 16 degrees 54 minutes 55 seconds West a distance of 256.27 feet to a concrete monument found; thence North 82 degrees 49 minutes 45 seconds West a distance of 75.20 feet to an iron pin set; thence South 03 degrees 53 minutes 30 seconds West a distance of 31.64 feet to an iron pin set, said iron pin being located at the intersection of the North right-of-way of Hillcreek Drive (having a 40 foot right-of-way) and the westernmost right-of-way of Georgia Highway No. 5 Relocation; thence North 86 degrees 12 minutes 20 seconds West along the north right-of-way of Hillcreek Drive a distance of 525.89 feet to an iron pin set; thence leaving the north right-of-way of Hillcreek Drive North 10 degrees 43 minutes 50 seconds East along the east boundary of property now or formerly belonging to Tony Roper a distance of 202.23 feet to an iron pin set; thence South 86 degrees 56 minutes 30 seconds East a distance of 46.23 feet to an iron pin found; thence South 86 degrees 21 minutes 40 seconds East along the south boundary of property now or formerly belonging to Lewis Alton Cain a distance of 250.00 feet to an iron pin set; thence North 12 degrees 46 minutes 15 seconds East a distance of 203.03 feet to an iron pin found, said iron pin being located on the south right-of-way of Clearview Drive (having a 40 foot right-of-way); thence South 84 degrees 54 minutes 10 seconds East a distance of 147.63 feet to an iron pin set and the POINT OF BEGINNING.

TRACT FIVE:

ALL THAT TRACT or parcel lying and being in Land Lots 129 and 130 of District 15 and Section 2 of Cherokee County, Georgia and being formerly a portion of the west right-of-way of Marietta Highway (A.K.A. Old Highway No. 5) and being 0.50 acre and being shown as Tract 3 on a composite plat and right-of-way survey for Donald T. Keeter and Larry Keeter by LMX, Inc., dated February 15, 2005, revised May 17, 2005, Job no. 05-2353-11D and being more particularly described as follows:

(continued on next page)

BEGINNING AT A POINT on the west right-of-way of Marietta Highway (A.K.A. Old Highway No. 5), said right-of-way being 55 feet West of the present centerline of pavement of Marietta Highway and lying 920.07 feet North of the south line of Land Lot 129 as measured along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway; thence North 82 degrees 49 minutes 45 seconds West for a distance of 104.90 feet along the former north right-of-way of Hillcreek Drive to a broken concrete monument; thence North 16 degrees 54 minutes 55 seconds East for a distance of 256.27 feet along the former west right-of-way of Marietta Highway to a concrete monument; thence South 86 degrees 30 minutes 45 seconds East for a distance of 69.93 feet to a point on the west right-of-way of Marietta Highway said point being 55 feet West of the present centerline of pavement of Marietta Highway; thence South 10 degrees 47 minutes 10 seconds West for a distance of 44.92 feet along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway to a point; thence South 09 degrees 42 minutes 20 seconds West for a distance of 93.85 feet along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway to a point; thence South 07 degrees 47 minutes 30 seconds West for a distance of 118.49 feet along a line 55 feet West of and parallel with the present centerline of pavement of Marietta Highway to the POINT OF BEGINNING.

COPY

PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2017-011611

SECTION A – SELLER'S INFORMATION (Do not use agent's Information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Betty June Jackson Keeter as Executrix under the LWT of L ...*				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 429 Pineview Dr.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		DATE OF SALE 10/25/2017		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 Betty June Jackson Keeter as Trustee of the LWK Family Tr ...*				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 429 Pineview Dr.				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 15N13A-079, 088	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 10.46	LAND LOT 129, 130	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbol signifies that the data was too big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: Betty June Jackson Keeter as Executrix under the LWT of Larry Warren Keeter, deceased

BUYER'S BUSINESS NAME: Betty June Jackson Keeter as Trustee of the LWK Family Trust under agreement dated 11/13/06

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA
01 JAN 17 PM 3:35
BOOK 4416 PAGE 252
Anne M. Bureau

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$ 112.00
DATE January 17, 2001
Anne M. Bureau
CLERK OF SUPERIOR COURT

Return Recorded Document to: 1/2
Andrew W. Hartman, LLC
201 Creekstone Ridge
Woodstock, GA 30188
\$12.00 #1702

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

File #: 0-122027

This Indenture made this 5th day of January, 2001 between Gregory Todd Carr and Mary Elisabeth Carr, of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Jeffrey D. Carr, 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'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the 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,

See attached Exhibit "A"

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Dale J. Nelson
Witness
Andrew W. Hartman
Notary Public

Gregory Todd Carr (Seal)
Gregory Todd Carr
Mary Elisabeth Carr (Seal)
Mary Elisabeth Carr



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF GAIL AVENUE (50 FOOT RIGHT OF WAY) AND THE SOUTHERLY RIGHT OF WAY OF PUTNAM DRIVE (60 FOOT RIGHT OF WAY); RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WY OF PUTNAM DRIVE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN FOUND ; DEPARTING SAID RIGHT OF WAY AND RUNNING THENCE SOUTH 01 DEGREES 48 MINUTES 45 SECONDS WEST A DISTANCE OF 415.00 FEET TO AN IRON PIN FOUND; RUNNING THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 200.00 FEET TO AN IRON PIN PLACED ON THE EASTERLY RIGHT OF WAY OF GAIL AVENUE; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 01 DEGREES 48 MINUTES 45 SECONDS EAST A DISTANCE OF 415.00 FEET TO AN IRON PIN PLACED WHICH IS THE POINT OF BEGINNING; BEING MORE PARTICULARLY SHOWN ON A SURVEY FOR GREGORY TODD CARR AND MARY ELIZABETH CARR, PREPARED BY J.A. EVANS & ASSOC. SURVEYING CO., INC., DATED SEPTEMBER 11, 1992.

mec (G.D.)

Recd-18-2001

Return Recorded Documents to:
File #(15-00036)
LAW OFFICES
BRAY & JOHNSON
10 North Street
P. O. Box 1649
Canton, Georgia 30114

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE,

This Indenture made this 15th day of May, 2015 between ANDERSON GIRLS, LLC, of the County of, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and KEETER FARMS L.P., of the County of, 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'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the 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 THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE EAST RIGHT OF WAY LINE OF GAIL AVENUE AT THE SOUTH RIGHT OF WAY LINE OF HILLTOP ROAD, SAID POINT BEING LOCATED 903.7 FEET NORTH 17 DEGREES 09 MINUTES EAST FROM THE SOUTHWEST CORNER OF LAND LOT NO. 130; THENCE SOUTH 87 DEGREES 61 MINUTES EAST 199.8 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF HILLTOP ROAD, THENCE SOUTH 02 DEGREES 01 MINUTES WEST 200 FEET TO AN IRON PIN; THENCE NORTH 87 DEGREES 50 MINUTES WEST 200.4 FEET TO AN IRON PIN AT THE EAST RIGHT OF WAY LINE OF GAIL AVENUE; THENCE NORTH 02 DEGREES 11 MINUTES EAST 200 FEET TO THE BEGINNING POINT; AND BEING SHOWN BY A PLAT MADE BY BENNY H. BLANTON, SURVEYOR AND RECORDED IN PLAT BOOK 7, PAGE 113, CHEROKEE COUNTY, GEORGIA RECORDS.

This Deed is given subject to all easements and restrictions of record, if any.

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.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

ANDERSON GIRLS, LLC

Witness

JUDY ANDERSON KEY (Seal)
JUDY ANDERSON KEY, MANAGER

Notary Public



To be filed in **CHEROKEE COUNTY**

PT-61 028-2015-004328

SECTION A – SELLER'S INFORMATION (Do not use agent's Information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME ANDERSON GIRLS, LLC				Exempt Code If no exempt code enter NONE	
MAILING ADDRESS (STREET & NUMBER) 343 KEY DRIVE				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30115 USA		DATE OF SALE 5/15/2015		1A. Estimated fair market value of Real and Personal property	
SECTION B – BUYER'S INFORMATION (Do not use agent's Information)				2. Fair market value of Personal Property only	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME KEETER FARMS L.P.				3. Amount of liens and encumbrances not removed by transfer	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 501 PINE VIEW DRIVE				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 187		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION GAIL Avenue			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N13A 089	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES	LAND LOT 130	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

BK PG

2942 038

97EDM6779

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEEBy
1/3 SELLERS & WARREN, ATTYS. AT LAW
8681 Highway 92, Suite 200
Woodstock, GA 30189

35061

\$ 10.00

THIS INDENTURE, made this 22nd day of December in the
year of our Lord One Thousand Nine Hundred and NINETY SEVEN between
DENA KEETER

of the State of Georgia and County of Cherokee, hereinafter
referred to as GRANTOR, and
DONALD T. KEETER AND DENA J. KEETER, As Joint Tenants With Right of Survivorship

of the State of Georgia and County of Cherokee, hereinafter
referred to as GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN AND OTHER

GOOD AND VALUABLE CONSIDERATION----- (\$10.00--DOLLARS
and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the
receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,
bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs,
successors and assigns of each where the context requires or permits), the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lots 365 and 366 of the
15th District, 2nd Section, Cherokee County, Georgia, being Lot 6 of Sixes
Crossing Subdivision as shown on plat of said Subdivision recorded at Plat Book
15, Page 73, Cherokee County Plat Records, said plat being incorporated herein
by reference thereto for a more complete and accurate description of the subject
property.

Subject to all Easements, restrictions and protective covenants of record.

CHEROKEE COUNTY, GA.

Estate Transfer Tax

-0-

DATE Dec. 31, 1997Anne M. Feneau

CLERK OF SUPERIOR COURT

Georgia, Cherokee County

Filed in office this 31 day of Dec. 1997at 11:00A M. Recorded in Book 2772 Page 57this 2 day of Jan 1998Anne M. Feneau

Clerk Superior Court

Subject to easements and restrictions 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 whomsoever.

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

Signed, sealed and delivered
In the presence of:

Kim
UNOFFICIAL WITNESS
Notaria
NOTARY PUBLIC
CHEROKEE COUNTY, GA.

Dena Keeter (SEAL)
DENA KEETER

Rec. 1-2-98 (SEAL)

ANNE M. FENEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

Record and Return To:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Prepared by:

Kenneth N. Smolar, Esq.
PC Law Associates
200 Fleet Street, Suite 6100
Pittsburgh, PA 15220
Georgia Bar ID: 111708

Order No.: 64754623

Tax ID Number: 15N13A 091

County of: Cherokee

SPACE ABOVE FOR RECORDER'S USE

WARRANTY DEED

THIS INDENTURE, made this 24th day of August, 20 18.

BETWEEN SANDRA LEDFORD, a/k/a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a/k/a WILLIAM GUY DARNELL, whose addresses are 191 Putnam Road, Canton, GA 30114, 2131 Cornerstone Lane SW, Marietta, GA 30064, and 970 Ivey Drive, Canton, GA 30114 (herein, "Grantor"),

and

JEFFREY S. LEDFORD, a single man, whose address is 5285 Kingston Court West, Atlanta, GA 30342 (herein, "Grantee") (the words "Grantor" and "Grantee" including their respective heirs, successors, assigns, survivors, distributes and personal representatives forever where the context requires or permits).

WITNESSETH, that the said Grantor, for and in consideration of the sum of Two Hundred Sixty-One Thousand Dollars and 00/100 (\$261,000.00), cash in hand paid by Grantee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, warranted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, warrant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated in the County of Cherokee and State of Georgia, being more particularly described as:

SEE EXHIBIT A ATTACHED HERETO,

BEING the same property conveyed to WILLIAM G. DARNELL and ANN E. DARNELL, as joint tenants with right of survivorship, by Deed from JOHNNY W. BURTON and SHARON BURTON, dated April 29, 1986, recorded June 19, 1986 in Book 539, Page 571 of the Register of Deeds Office, Cherokee County, Georgia.

WHEREAS, WILLIAM G. DARNELL and ANN E. DARNELL, held title to the property as joint tenants with right of survivorship. ANN E. DARNELL, a/k/a ANN ELIZABETH DARNELL died on October 16, 2000, as evidenced by a Death Certificate of record in the State of Georgia, thereby vesting fee simple title to the above described premises in WILLIAM G. DARNELL by operation of law as the surviving joint tenant.

WHEREAS the said WILLIAM G. DARNELL, a/k/a WILLIAM GUY DARNELL, died intestate on January 18, 2002, as evidenced by a Death Certificate issued by the State of Georgia.

WHEREAS Letters Testamentary were granted on April 2, 2002, appointing SANDRA LEDFORD, a/k/a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE as Co-Executrixes of the Estate of WILLIAM G. DARNELL, Estate No. 2002-147 in Cherokee County, Georgia.

Subject to: all covenants, conditions, reservations, limitations, easements and restrictions or agreements of record, if any, and to all applicable zoning ordinances and/or governmental restrictions, if any, affecting the same.

TOGETHER with all the appurtenances to and the estate and rights of Grantor in said premises.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

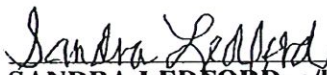
This instrument prepared from information provided by the parties. PC Law Associates makes no representation as to title or accuracy.

THIS SPACE INTENTIONALLY LEFT BLANK

Attached to and becoming a part of Deed between SANDRA LEDFORD, a k a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a k a WILLIAM GUY DARNELL, as Grantor(s), and JEFFREY S. LEDFORD, a single man, as Grantee(s).

IN WITNESS WHEREOF, the Grantor (1 of 3) has signed, sealed and executed this deed, the day and year first above written.

BY GRANTOR

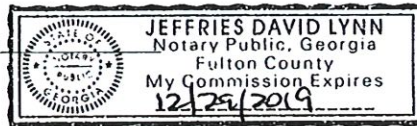
 (Seal)
SANDRA LEDFORD, a/k/a SANDRA SUE LEDFORD,
Co-Executrix of the ESTATE OF WILLIAM G.
DARNELL, a/k/a WILLIAM GUY DARNELL

Signed, sealed and delivered
In the presence of:


Unofficial Witness (print name below)
James Ledford


Notary Public

My commission expires



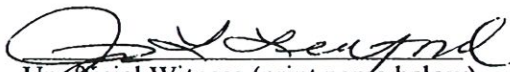
Attached to and becoming a part of Deed between SANDRA LEDFORD, a k a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a k a WILLIAM GUY DARNELL, as Grantor(s), and JEFFREY S. LEDFORD, a single man, as Grantee(s).

IN WITNESS WHEREOF, the Grantor (2 of 3) has signed, sealed and executed this deed, the day and year first above written.

BY GRANTOR

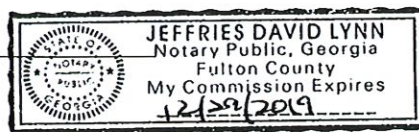
 (Seal)
**CATHY ANN THOMPSON, Co-Executrix of the
ESTATE OF WILLIAM G. DARNELL, a/k/a
WILLIAM GUY DARNELL**

Signed, sealed and delivered
In the presence of:


Unofficial Witness (print name below)
James Ledford


Notary Public

My commission expires



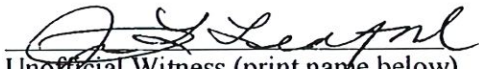
Attached to and becoming a part of Deed between SANDRA LEDFORD, a k a SANDRA SUE LEDFORD, CATHY ANN THOMPSON, and DEBRA LYNN PAYNE, Co-Executrixes of the ESTATE OF WILLIAM G. DARNELL, a k a WILLIAM GUY DARNELL, as Grantor(s), and JEFFREY S. LEDFORD, a single man, as Grantee(s).

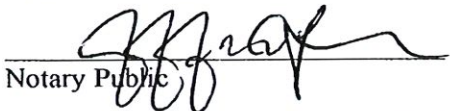
IN WITNESS WHEREOF, the Grantor (3 of 3) has signed, sealed and executed this deed, the day and year first above written.

BY GRANTOR

 (Seal)
DEBRA LYNN PAYNE, Co-Executrix of the ESTATE
OF WILLIAM G. DARNELL, a/k/a WILLIAM GUY
DARNELL

Signed, sealed and delivered
In the presence of:


Unofficial Witness (print name below)
James Ledford


Notary Public

My commission expires

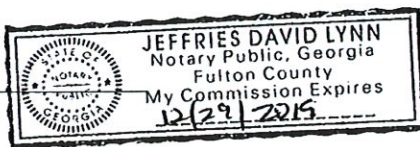


EXHIBIT A - LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

Begin at a point on the North right of way of Putnam Drive 200 feet East of the Northeast intersection of Gail Avenue and Putnam Drive; thence North 200 feet; thence East 300 feet; thence South 200 feet to the right of way of Putnam Drive; thence West 300 feet along said right of way to the point of beginning.

Subject to any and all covenants, conditions, easements, restrictions and any other matters of record.

Parcel ID Number: 15N13A 091

Commonly known as: 191 Putnam Road, Canton, GA 30114

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2018-009365

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Estate of William G. Darnell, a/k/a William Guy Darnell				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 191 Putnam Rd.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$261,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30064 USA		DATE OF SALE 8/24/2018		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 LAST NAME Ledford	FIRST NAME Jeffrey	MIDDLE S.	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5285 Kingston Court West				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$261,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30342 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$261.00
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 15N13A091		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

RETURN TO:
PLESKA LAW GROUP, LLC
900 CIRCLE 75 PKWY, STE 800
ATLANTA, GA 30339

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

STATE OF GEORGIA
COUNTY OF CHEROKEE

WARRANTY DEED

This indenture, made the 17th day of February, the year two thousand eleven (2011)

RALPH W. LEWIS AKA RALPH LEWIS

as party or parties of the first part, hereafter called Grantor

RALPH W. LEWIS AND MARILYN E. LEWIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

as party or parties of the second part, hereafter 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 dollars in hand paid at and before the 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 grantees

See Exhibit "A"

TO HAVE AND TO HOLD the said tract or parcel of land, with all 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 Grantees 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 Grantees against the claims or all persons whomsoever.

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

Signed, sealed and delivered.

In presence of:

Witness

Notary

My Commission Expires

Ralph Lewis
RALPH W. LEWIS
AKA RALPH LEWIS

Grantor

Grantor



TRACT I

All that tract of land lying and being in land lot 130 of the 15th district, 2nd section, Cherokee county, Georgia and being more particularly described as follows:

Beginning at an iron pin 800 feet East of the South West corner of land lot 130, being on the original lot line, thence running North 415 feet to an iron pin on the South right of way of Putnam Drive, thence running East 200 feet on the South right of way of Putnam Drive to an iron pin, thence running 19 degrees south East 441 feet to an iron pin on the original land lot line, thence running West on the original land lot line to an iron pin, the point of beginning.

Subject to all covenants and restrictions of record.

Tract II

-----, all that tract or parcel of land lying and being in THE 15TH DISTRICT 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING PART OF LAND LOT NO. 130, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 440 FEET EAST OF THE SOUTH WEST CORNER OF LAND LOT #130, BEING ON THE ORIGINAL LAND LOT LINE, THENCE RUNNING NORTH 415 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF PUTNAM DRIVE; THENCE RUNNING EAST 175 FEET ON THE SOUTH RIGHT-OF-WAY OF PUTNAM DRIVE TO AN IRON PIN, THENCE RUNNING SOUTH 415 FEET TO AN IRON PIN BEING ON THE ORIGINAL LAND LOT LINE THENCE RUNNING WEST 185 FEET ALONG THE ORIGINAL LAND LOT LINE TO AN IRON PIN, THE POINT OF BEGINNING.

IT IS HEREBY CONVENANTED AND AGREED THAT THE GRANTEE, NOR HIS SUCCESSORS IN TITLE, WILL EVER USE OR SELL SAID PROPERTY FOR ANY COMMERCIAL OR BUSINESS PURPOSES, OR FOR OTHER THAN RESIDENTIAL PURPOSES OR BUILD MORE THAN ONE DWELLING HOUSE ON SAID LOT OR BUILD ANY DWELLING HOUSE EXCEPT OF BRICK VENEER OR BRICK FINISH, CONTAINING NO LESS THAN FIFTEEN HUNDRED (1500) FEET OF LIVING FLOOR SPACE AND LIKEWISE, THE GRANTEE, NOR HIS SUCCESSORS IN TITLE, SHALL EVER KEEP, PERMIT TO BE KEPT, ON SAID PREMISES ANY LIVESTOCK, HOGS, OR POULTRY. IT IS LIKEWISE AGREED THAT THE GRANTEE, NOR ANYONE HOLDING UNDER HIM, WILL EVER BUILD ANY PREFABRICATED STRUCTURES ON SAID PREMISES.

Tract III

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd Section, Cherokee County, Georgia as shown on a plat of survey for Ralph Lewis, dated December 16, 1987 and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, commence at the Southeast corner of Land Lot 130, the same being the common corners of Land Lots 131, 130, 158 and 159 at an iron pin found; thence South 87° 13' 15" East along the South land lot line of Land Lot 130 a distance of 436.46 feet to an iron pin found; thence continuing North 87° 13' 15" West a distance of 695.17 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence North 15° 32' 20" West a distance of 433.92 feet to an iron pin set; thence South 58° 03' 30" East a distance of 276.07 feet to a concrete monument found, said monument being located on the Westerly right of way of Georgia Highway No. 5 Relocation (having a variable right of way); thence South 06° 47' 25" West along said right of way 278.09 feet to an iron pin, said iron pin being located on the South land lot line of Land Lot 130; thence South 87° 13' 15" East a distance of 85.25 feet to an iron pin and the True Point of Beginning.

There is also contained herein a reservation of a perpetual easement for utilities, said easement being 30 feet in width.

EXHIBIT A

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME LEWIS	FIRST NAME RALPH	MIDDLE W.	Exempt Code If no exempt code enter NONE	Deed of Gift	
MAILING ADDRESS (STREET & NUMBER) 214 PUTNAM RD			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30144 USA		DATE OF SALE 2/17/2011	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 LAST NAME LEWIS	FIRST NAME RALPH	MIDDLE W.	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 214 PUTNAM RD			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) 214		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION PUTNAM Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N12A 096		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
LEWIS, MARILYN E.

SELLERS & WARREN, P.C.
117 Towne Lake Parkway, Suite 100
Woodstock, Georgia 30188

Deed Book **11036** Pg **499**
Filed and Recorded 6/7/2010 3:01:17 PM

Transfer Tax \$105.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

STATE OF GEORGIA
COUNTY OF CHEROKEE

KEETER
1018741

EXECUTOR'S DEED

THIS INDENTURE, made this 16th day of APRIL, 2010, between DONALD T. KEETER AND LARRY W. KEETER AS CO- EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF WARREN DEBS KEETER A/K/A W.D. KEETER, late of the State of Georgia, and County of CHEROKEE, deceased, of the First Part (hereinafter called "Grantor") and OLD CREEK INVESTMENTS, L.P., 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 the said grantor (acting under and by virtue of the power and authority contained in the said Will, the same having been duly probated and recorded in the Court of Probate of CHEROKEE County, Georgia, and all debts, including all Federal and State Estate taxes, having been paid in full), for and in consideration of the sum of \$10.00 DOLLARS and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents (receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said grantee,

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

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**; in as full and ample a manner as the same was held, possessed and enjoyed, by the said deceased.

GRANTOR SHALL WARRANT and forever defend the right and title to the Property unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sandra Morrison
Witness

Cindy Tennant
Notary Public



Donald T. Keeter (SEAL)
DONALD T. KEETER AS CO- EXECUTOR
AFORESAID

Larry W. Keeter (SEAL)
LARRY W. KEETER AS CO-EXECUTOR
AFORESAID

File No. 1018741

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 130 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN 500 FEET EAST OF THE NORTHEAST INTERSECTION OF GAIL AVENUE AND PUTNAM DRIVE; RUNNING NORTH 200 FEET TO AN IRON PIN; THENCE, RUNNING EAST 225 FEET TO AN IRON PIN; THENCE, RUNNING SOUTH 200 FEET TO AN IRON PIN; THENCE, RUNNING 200 FEET WEST ALONG THE NORTH RIGHT-OF-WAY OF PUTNAM DRIVE TO THE POINT OF BEGINNING.

COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME DONALD T. KESTER & LARRY W. KESTER, CO EXEC.				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 501 PINEVIEW DR.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$105,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 4/16/2010		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 OLD CREEK INVESTMENTS, L.P.				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 501 PINEVIEW DR.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$105,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$105.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 255A) 211		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION PUTNAM Drive			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) CANTON		MAP & PARCEL NUMBER 15N13A-092	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 130	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

CARR JEFFREY D
295 GAIL AVENUE
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-31167	11/15/2022	\$0.00	\$2989.75	\$0.00	Paid 10/27/2022

Map: 15N13A 093
Location: 295 GAIL AVE

Printed: 11/01/2022

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: CARR JEFFREY D
Map Code: 15N13A 093 Real
Description: LL 130 DIST 14
Location: 295 GAIL AVE
Bill No: 2022-31167
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
182,440.00	78,000.00	0.0000	\$260,440.00	11/15/2022				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$260,440	\$104,176	\$0	\$104,176	5.400000	\$562.55	\$0.00	\$562.55
COUNTY M&O	\$260,440	\$104,176	\$0	\$104,176	4.995000	\$520.36	\$0.00	\$520.36
PARKS BOND	\$260,440	\$104,176	\$0	\$104,176	0.354000	\$36.88	\$0.00	\$36.88
SCHOOL BOND	\$260,440	\$104,176	\$0	\$104,176	1.500000	\$156.26	\$0.00	\$156.26
SCHOOL M&O	\$260,440	\$104,176	\$0	\$104,176	16.450000	\$1,713.70	\$0.00	\$1,713.70
TOTALS					28.699000	\$2,989.75	\$0.00	\$2,989.75

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$2,989.75
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,989.75
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2022

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

KEETER DENA
KEETER BETTY JUNE JACKSON
429 PINEVIEW DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-66919	11/15/2022	\$1,865.44	\$0.00	\$0.00	\$1,865.44

Map: 15N13A 088

Payment Good through: 11/15/2022

Printed: 11/01/2022

Location: HILL CREEK DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: KEETER DENA
Map Code: 15N13A 088 Real
Description: LL 130; 15TH D
Location: HILL CREEK DR
Bill No: 2022-66919
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	162,500.00	6.3800	\$162,500.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$162,500	\$65,000	\$0	\$65,000	5.400000	\$351.00	\$0.00	\$351.00
COUNTY M&O	\$162,500	\$65,000	\$0	\$65,000	4.995000	\$324.68	\$0.00	\$324.68
PARKS BOND	\$162,500	\$65,000	\$0	\$65,000	0.354000	\$23.01	\$0.00	\$23.01
SCHOOL BOND	\$162,500	\$65,000	\$0	\$65,000	1.500000	\$97.50	\$0.00	\$97.50
SCHOOL M&O	\$162,500	\$65,000	\$0	\$65,000	16.450000	\$1,069.25	\$0.00	\$1,069.25
TOTALS					28.699000	\$1,865.44	\$0.00	\$1,865.44

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$1,865.44
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$1,865.44

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

KEETER FARMS LP
501 PINE VIEW DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-66927	11/15/2022	\$2,655.95	\$0.00	\$0.00	\$2,655.95

Map: 15N13A 089

Payment Good through: 11/15/2022
Printed: 11/01/2022

Location: 187 GAIL AVE

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: KEETER FARMS LP
Map Code: 15N13A 089 Real
Description: LL 130 15 DIST
Location: 187 GAIL AVE
Bill No: 2022-66927
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
187,630.00	65,000.00	0.0000	\$252,630.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$252,630	\$101,052	\$0	\$101,052	4.995000	\$504.75	\$0.00	\$504.75
COUNTY WIDE FIRE DIST	\$252,630	\$101,052	\$0	\$101,052	2.984000	\$301.54	\$0.00	\$301.54
PARKS BOND	\$252,630	\$101,052	\$0	\$101,052	0.354000	\$35.77	\$0.00	\$35.77
SCHOOL BOND	\$252,630	\$101,052	\$0	\$101,052	1.500000	\$151.58	\$0.00	\$151.58
SCHOOL M&O	\$252,630	\$101,052	\$0	\$101,052	16.450000	\$1,662.31	\$0.00	\$1,662.31
TOTALS					26.283000	\$2,655.95	\$0.00	\$2,655.95

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Current Due	\$2,655.95
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$2,655.95

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

LEDFOORD JEFFREY S
191 PUTNAM DRIVE
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-71528	11/15/2022	\$0.00	\$3507.80	\$0.00	Paid 10/27/2022

Map: 15N13A 091
Location: 191 PUTNAM DR

Printed: 11/01/2022

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: LEDFOORD JEFFREY S
Map Code: 15N13A 091 Real
Description: LL 130 DIST.15
Location: 191 PUTNAM DR
Bill No: 2022-71528
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
273,450.00	81,200.00	0.0000	\$354,650.00	11/15/2022			L13 L13	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	\$354,650	\$141,860	\$37,600	\$104,260	4.995000	\$520.78	\$0.00	\$520.78
COUNTY WIDE FIRE DIST	\$354,650	\$141,860	\$0	\$141,860	2.984000	\$423.31	\$0.00	\$423.31
PARKS BOND	\$354,650	\$141,860	\$0	\$141,860	0.354000	\$50.22	\$0.00	\$50.22
SCHOOL BOND	\$354,650	\$141,860	\$0	\$141,860	1.500000	\$212.79	\$0.00	\$212.79
SCHOOL M&O	\$354,650	\$141,860	\$2,000	\$139,860	16.450000	\$2,300.70	\$0.00	\$2,300.70
TOTALS					26.283000	\$3,507.80	\$0.00	\$3,507.80

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$3,507.80
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,507.80
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2022

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

LEWIS RALPH W &
LEWIS MARILYN E
214 PUTNAM ROAD
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-72487	11/15/2022	\$0.00	\$744.09	\$0.00	Paid 10/10/2022

Map: 15N13A 096

Printed: 11/01/2022

Location: 214 PUTNAM DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: LEWIS RALPH W &
Map Code: 15N13A 096 Real
Description: LL 130 DIST 15
Location: 214 PUTNAM DR
Bill No: 2022-72487
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
240,100.00	208,000.00	7.9700	\$448,100.00	11/15/2022			L06 L06 SC	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$448,100	\$179,240	\$112,000	\$67,240	5.400000	\$363.10	\$0.00	\$363.10
COUNTY M&O	\$448,100	\$179,240	\$117,680	\$61,560	4.995000	\$307.49	\$0.00	\$307.49
PARKS BOND	\$448,100	\$179,240	\$0	\$179,240	0.354000	\$63.45	\$0.00	\$63.45
SCHOOL BOND	\$448,100	\$179,240	\$178,680	\$560	1.500000	\$0.84	\$0.00	\$0.84
SCHOOL M&O	\$448,100	\$179,240	\$178,680	\$560	16.450000	\$9.21	\$0.00	\$9.21
TOTALS					28.699000	\$744.09	\$0.00	\$744.09

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Current Due	\$744.09
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$744.09
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/10/2022

2022 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

OLD CREEK INVESTMENTS LP
501 PINEVIEW DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2022-86869	11/15/2022	\$3,482.21	\$0.00	\$0.00	\$3,482.21

Map: 15N13A 092

Payment Good through: 11/15/2022

Printed: 11/01/2022

Location: 211 PUTNAM DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: OLD CREEK INVESTMENTS LP
Map Code: 15N13A 092 **Real**
Description: LL 130 DIST 15
Location: 211 PUTNAM DR
Bill No: 2022-86869
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
228,640.00	74,700.00	0.9800	\$303,340.00	11/15/2022		11/15/2022		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
CITY OF CANTON	\$303,340	\$121,336	\$0	\$121,336	5.400000	\$655.21	\$0.00	\$655.21
COUNTY M&O	\$303,340	\$121,336	\$0	\$121,336	4.995000	\$606.07	\$0.00	\$606.07
PARKS BOND	\$303,340	\$121,336	\$0	\$121,336	0.354000	\$42.95	\$0.00	\$42.95
SCHOOL BOND	\$303,340	\$121,336	\$0	\$121,336	1.500000	\$182.00	\$0.00	\$182.00
SCHOOL M&O	\$303,340	\$121,336	\$0	\$121,336	16.450000	\$1,995.98	\$0.00	\$1,995.98
TOTALS					28.699000	\$3,482.21	\$0.00	\$3,482.21

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$3,482.21
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$0.00
Back Taxes	\$0.00
Total Due	\$3,482.21

Property Description
Tract One

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way the following courses and distances: North 88 degrees 29 minutes 34 seconds West, a distance of 199.91 feet to a capped 5/8-inch rebar found (capped LMX): North 88 degrees 31 minutes 43 seconds West, a distance of 298.41 feet to an axle found; Thence along said right-of-way Thence leaving said right-of-way North 02 degrees 05 minutes 37 seconds East, a distance of 200.17 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**; Thence North 87 degrees 46 minutes 40 seconds West, a distance of 200.43 feet to a capped 5/8-inch rebar found (capped LMX) on the eastern right-of-way of Gail Avenue (40 foot right-of-way); Thence along said right-of-way North 02 degrees 16 minutes 47 seconds East, a distance of 199.98 feet to a 1/2-inch open top pipe found on the southern right-of-way of Hill Creek Drive (40 foot right-of-way); Thence along said right-of-way South 87 degrees 49 minutes 12 seconds East, a distance of 199.69 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 02 degrees 04 minutes 07 seconds West, a distance of 200.12 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**;

Said tract or parcel of land contains 0.919 Acres.

Property Description
Tract Two

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found; South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found; South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set; South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found; South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found; South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found; South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found, which is the **POINT OF BEGINNING**; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way); Thence leaving said right-of-way North 08 degrees 57 minutes 01 seconds East, a distance of 198.79 feet to a 5/8-inch rebar found; Thence North 88 degrees 09 minutes 01 seconds West, a distance of 224.87 feet to a 1-inch open top pipe found; Thence North 88 degrees 12 minutes 01 seconds West, a distance of 297.16 feet to a 1/2-inch open top pipe found; Thence North 02 degrees 04 minutes 07 seconds East, a distance of 200.12 feet to a 5/8-inch rebar found on the southern right-of-way of Hill Creek Drive (40 foot right-of-way); Thence along said right-of-way South 88 degrees 20 minutes 38 seconds East, a distance of 677.30 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 01 degrees 47 minutes 30 seconds West, a distance of 28.52 feet to a concrete monument found; Thence South 85 degrees 47 minutes 46 seconds East, a distance of 60.48 feet to a concrete monument found; Thence South 03 degrees 39 minutes 41 seconds East, a distance of 540.14 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 5.154 Acres.

Property Description
Tract Three

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found, which is the **POINT OF BEGINNING**; Thence North 03 degrees 39 minutes 41 seconds West, a distance of 540.14 feet to a concrete monument found; Thence South 85 degrees 46 minutes 38 seconds East, a distance of 114.28 feet to a capped 5/8-inch rebar found along the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence along said right-of-way the following courses and distances: South 04 degrees 06 minutes 25 seconds West, a distance of 28.04 feet to a point; South 03 degrees 01 minutes 05 seconds West, a distance of 87.23 feet to a point; South 01 degrees 46 minutes 25 seconds West, a distance of 93.18 feet to a point; South 00 degrees 37 minutes 35 seconds East, a distance of 87.20 feet to a point; South 03 degrees 50 minutes 10 seconds East, a distance of 82.68 feet to a point; South 06 degrees 30 minutes 40 seconds East, a distance of 83.39 feet to a point; South 09 degrees 24 minutes 55 seconds East, a distance of 55.05 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 80 degrees 41 minutes 16 seconds West, a distance of 96.20 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.136 Acres.

Property Description
Tract Four

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 03 degrees 39 minutes 41 seconds West, a distance of 540.14 feet to a concrete monument found, which is the **POINT OF BEGINNING**; Thence North 85 degrees 47 minutes 46 seconds West, a distance of 60.48 feet to a concrete monument found; Thence North 01 degrees 47 minutes 30 seconds East, a distance of 22.60 feet to a point along the southern right-of-way of Hill Creek Drive (40 foot right-of-way); Thence along said right-of-way South 87 degrees 06 minutes 09 seconds East, a distance of 148.55 feet to a capped 5/8-inch rebar set at the intersection of the southern right-of-way of Hill Creek Drive (40 foot right-of-way) and the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence along the mitered right-of-way South 42 degrees 05 minutes 01 seconds East, a distance of 37.63 feet to a capped 5/8-inch rebar set on the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence leaving said right-of-way North 85 degrees 46 minutes 38 seconds West, a distance of 114.28 feet to a concrete monument found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.091 Acres.

Property Description
Tract Five

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way) , which is the **POINT OF BEGINNING**; Thence along said right-of-way North 88 degrees 29 minutes 34 seconds West, a distance of 199.91 feet to a capped 5/8-inch rebar found (capped LMX); Thence leaving said right-of-way North 01 degrees 44 minutes 17 seconds East, a distance of 198.46 feet to a 1-inch open top pipe found; Thence South 88 degrees 09 minutes 01 seconds East, a distance of 224.87 feet to a 5/8-inch rebar found; Thence South 08 degrees 57 minutes 01 seconds West, a distance of 198.79 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way), which is the **POINT OF BEGINNING**;

Said tract or parcel of land contains 0.965 Acres.

Property Description
Tract Six

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 60 degrees 11 minutes 18 seconds West, a distance of 275.96 feet to a 5/8-inch rebar found; Thence North 88 degrees 22 minutes 02 seconds West, a distance of 54.11 feet to a 5/8-inch rebar found on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence crossing said right-of-way North 08 degrees 50 minutes 37 seconds East, a distance of 40.35 feet to a 5/8-inch rebar found on the northern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way North 88 degrees 29 minutes 34 seconds West, a distance of 199.91 feet to a capped 5/8-inch rebar found (capped LMX), which is the **POINT OF BEGINNING**; Thence along said right-of-way North 88 degrees 31 minutes 43 seconds West, a distance of 298.41 feet to an axle found; Thence leaving said right-of-way North 02 degrees 05 minutes 37 seconds East, a distance of 200.17 feet to a 1/2-inch open top pipe found; Thence South 88 degrees 12 minutes 01 seconds East, a distance of 297.16 feet to a 1-inch open top pipe found; Thence South 01 degrees 44 minutes 17 seconds West, a distance of 198.46 feet to a capped 5/8-inch rebar found (capped LMX), which is the **POINT OF BEGINNING**;

Said tract or parcel of land contains 1.363 Acres.

Property Description
Tract Seven

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found, said 1/2-inch open top pipe found being the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 01 degrees 46 minutes 06 seconds East, a distance of 415.11 feet to a 5/8-inch capped rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 89 degrees 05 minutes 25 seconds East, a distance of 200.36 feet to a 5/8-inch capped rebar set; Thence leaving said right-of-way South 02 degrees 17 minutes 00 seconds West, a distance of 415.00 feet to a 1/2-inch open top pipe found at the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 89 degrees 08 minutes 33 seconds West, a distance of 196.63 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.891 Acres

Property Description
Tract Eight

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found; South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**. Thence leaving said Land Lot Line North 02 degrees 17 minutes 00 seconds East, a distance of 415.00 feet to a capped 5/8-inch rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 89 degrees 53 minutes 40 seconds East, a distance of 175.00 feet to a capped 5/8-inch rebar set; Thence leaving said right-of-way South 00 degrees 54 minutes 03 seconds West, a distance of 416.17 feet to a capped 5/8-inch rebar set on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 89 degrees 27 minutes 08 seconds West, a distance of 185.00 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.717 Acres

Property Description
Tract Nine

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set, which is the **POINT OF BEGINNING**. Thence leaving said Land Lot Line North 00 degrees 54 minutes 03 seconds East, a distance of 416.17 feet to a capped 5/8-inch rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 89 degrees 03 minutes 34 seconds East, a distance of 171.82 feet to a capped 5/8-inch rebar set; Thence leaving said right-of-way South 00 degrees 13 minutes 35 seconds West, a distance of 414.99 feet to a 1/2-inch open top pipe found on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a capped 5/8-inch rebar set which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.663 Acres.

Property Description
Tract Ten

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found, South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found, which is the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 00 degrees 13 minutes 35 seconds East, a distance of 414.99 feet to a capped 5/8-inch rebar set on the southern right-of-way of Putnam Drive (40 foot right-of-way); Thence along said right-of-way South 88 degrees 14 minutes 13 seconds East, a distance of 145.89 feet to a 5/8-inch rebar found; Thence leaving said right-of-way South 88 degrees 22 minutes 02 seconds East, a distance of 54.11 feet to a 5/8-inch rebar found; Thence South 17 degrees 27 minutes 49 seconds East, a distance of 432.45 feet to a 1/2-inch rebar found on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line the following courses and distances: North 88 degrees 45 minutes 12 seconds West, a distance of 8.27 feet to a 1/2-inch rebar found: North 89 degrees 23 minutes 58 seconds West, a distance of 323.08 feet to a 1/2-inch open top pipe found which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 2.515 Acres.

Property Description
Tract Eleven

All that tract or parcel of land lying and being in Land Lot 130 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found, which is the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 17 degrees 27 minutes 49 seconds West, a distance of 432.45 feet to a 5/8-inch rebar found; Thence South 60 degrees 11 minutes 18 seconds East, a distance of 275.96 feet to a concrete monument found; Thence South 04 degrees 35 minutes 53 seconds West, a distance of 278.12 feet to a 5/8-inch rebar found on the Land Lot Line common to Land Lots 130 and 159; Thence along said Land Lot Line North 88 degrees 45 minutes 12 seconds West, a distance of 87.39 feet to a 1/2-inch rebar found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 1.208 Acres.

Property Description
Tract Twelve

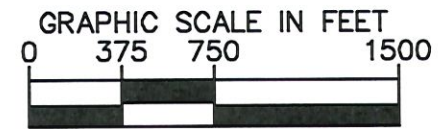
All that tract or parcel of land lying and being in Land Lots 130 and 129 of the 15th District, 2nd section of Cherokee County, City of Canton, Georgia, and being more particularly described as follows:

Commencing at an axle found at the Land Lot corner common to Land Lots 130, 131, 158 and 159; Thence along the Land Lot Line common to Land Lots 130 and 159 the following courses and distances: South 89 degrees 38 minutes 19 seconds East, a distance of 239.78 feet to a 1/2-inch open top pipe found: South 89 degrees 08 minutes 33 seconds East, a distance of 196.63 feet to a 1/2-inch open top pipe found: South 89 degrees 27 minutes 08 seconds East, a distance of 185.00 feet to a capped 5/8-inch rebar set: South 89 degrees 27 minutes 08 seconds West, a distance of 176.71 feet to a 1/2-inch open top pipe found: South 89 degrees 23 minutes 58 seconds East, a distance of 323.08 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 8.27 feet to a 1/2-inch rebar found: South 88 degrees 45 minutes 12 seconds East, a distance of 87.39 feet to a 5/8-inch rebar found, which is the **POINT OF BEGINNING**; Thence leaving said Land Lot Line North 04 degrees 35 minutes 53 seconds East, a distance of 278.12 feet to a concrete monument found; Thence North 80 degrees 41 minutes 16 seconds East, a distance of 96.20 feet to a 5/8-inch rebar found on the western right-of-way of Marietta Highway, a.k.a. State Route 5 (variable right-of-way); Thence along said right-of-way the following courses and distances: South 09 degrees 18 minutes 44 seconds East, a distance of 32.01 feet to a point: South 12 degrees 31 minutes 19 seconds East, a distance of 84.63 feet to a point: South 15 degrees 13 minutes 34 seconds East, a distance of 92.05 feet to a point: South 18 degrees 02 minutes 39 seconds East, a distance of 47.65 feet to a point: South 20 degrees 28 minutes 44 seconds East, a distance of 48.00 feet to a capped 5/8-inch rebar set on the Land Lot Line common to Land Lots 129 and 160; Thence leaving said right-of-way and along said Land Lot Line North 89 degrees 51 minutes 09 seconds West, a distance of 16.08 feet to a 1/2-inch rebar found; Thence continuing along the Land Lot Line common to Land Lots 129, 160, 130 and 159 North 89 degrees 51 minutes 09 seconds West, a distance of 180.41 feet to a 5/8-inch rebar found, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.925 Acres.



LOCATION MAP



Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 819-4280 | www.kimley-horn.com

CLIENT:
**T2 CAPITAL
MANAGEMENT**

TITLE:
LOCATION MAP

PROJECT:
**WOODLANDS OF
HILL CREEK**

JOB NO.: 018455001
SCALE: 1" = 750'
DATE: 11/01/2022

SHEET:
EXHIBIT A

PROPERTY LAND LOT INFORMATION:

<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
CARR, JEFFREY D TIN: 15N13A 093 PIN: 15-0130-0024 295 GAIL AV	GC (CITY)	RESIDENTIAL
LEWIS, RALPH W & TIN: 15N13A 096 PIN: 15-0130-0021 214 PUTNAM DR	GC (CITY)	RESIDENTIAL
OLD CREEK INVESTMENTS LP TIN: 15N13A 092 PIN: 15-0130-0013 211 PUTNAM DR	GC (CITY)	RESIDENTIAL
KEETER, DENA TIN: 15N13A 088 PIN: 15-0130-0016	GC (CITY)	VACANT - UNDEVELOPED
LEDFORD JEFFREY S TIN: 15N13A 091 PIN: 15-0130-0019 191 PUTNAM DR	R-40 (COUNTY)	RESIDENTIAL
KEETER FARMS LP TIN: 15N13A 089 PIN: 15-0130-0005 187 GAIL AV	R-40 (COUNTY)	RESIDENTIAL

ADJACENT PROPERTY OWNER INFORMATION:

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	CLOUD, CHRIS TIN: 15N13A 077 PIN: 15-0130-0011 149 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	ROPER, ROBIN H TIN: 15N13A 078 PIN: 15-0130-0010 187 HILL CREEK DR	R-40 (COUNTY)	RESIDENTIAL
	KEETER, DENA TIN: 15N13A 079 PIN: 15-0130-0023	GC (CITY)	VACANT - UNDEVELOPED
SOUTH	INLAND, WESTERN CANTON TIN: 15N13 012 B PIN: 15-0159-0009	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	INLAND, WESTERN CANTON TIN: 15N13 008 C PIN: 15-0159-0003 104 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	INLAND, WESTERN CANTON TIN: 15N13 008 F PIN: 15-0159-0010 120 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
	DDK HOLDINGS LLC TIN: 15N13 008 E PIN: 15-0159-0011 136 PROMINENCE POINT PKWY	PD-MU (CITY)	COMMERCIAL – RETAIL AND OFFICE
EAST	GMW LLC TIN: 15N13A 108 PIN: 15-0129-0039 3753 MARIETTA HWY	GC (CITY)	COMMERCIAL – RETAIL AND OFFICE
	SWG ASSOCIATES LLC TIN: 15N13 016 PIN: 15-0129-0001 259 TRAVIS TRITT LN	GC (COUNTY)	COMMERCIAL – RETAIL AND OFFICE
	THE KROGER COMPANY TIN: 15N13 014 PIN: 15-0129-0029 4045 MARIETTA HWY	GC (CITY)	COMMERCIAL – RETAIL AND OFFICE
WEST	HORTON JAMES C & JANICE ANN TIN: 15N13A 090 PIN: 15-0130-0020 251 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	RODRIGUEZ, DAISY TIN: 15N13A 082 PIN: 15-0130-0018 208 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	KEETER DONALD T & TIN: 15N13A 083 PIN: 15-0130-0006	R-40 (COUNTY)	VACANT - UNDEVELOPED
	TARBERT LLC TIN: 15N13A 084 PIN: 15-0130-0012 252 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	CROUSE MICHAEL L & TIN: 15N13A 085 PIN: 15-0130-0004 284 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	CARTLEDGE, ARLENE J TIN: 15N13A 086 PIN: 15-0130-0022 308 GAIL AV	R-40 (COUNTY)	RESIDENTIAL
	ROBERTS, SUZANNE M TIN: 15N13A 087 A PIN: 15-0130-0017 324 GAIL AV	R-40 (COUNTY)	RESIDENTIAL

IF YOU DIG

 Know what's below.
Call before you dig
Dial 811
Or Call 800-282-7411

UTILITY NOTE

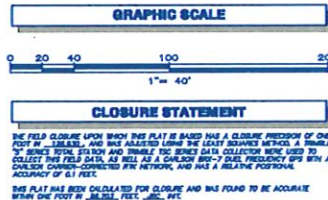
THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

RWD SERVICES, INC.
 100 BOY BRIDGES
 SYLVANIA, GA 30031
 (404) 874-5553

THESE UTILITIES WERE SURVEYED TECHNICIANS INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC MAGNETIC LOCATION FOR PERVIOUS METAL DETECTING AND PLACING OF MARKERS. THESE UTILITIES MAY BE LOCATED ON THE SURFACE WITH PAINT AND PLACES COVERS THE ENTIRE AREA.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL EXIST UTILITIES IN THE AREA. THERE-IF SERVICE OF ANY UTILITIES IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER TECHNIQUE AND LOCATION OF THIS SITE BUT NOT BE SHOWN AND MAY BE LOCATED AT ANY LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS SHOWN. ALSO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITIES LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACCQUIRED FROM THE UTILITY OWNERS.

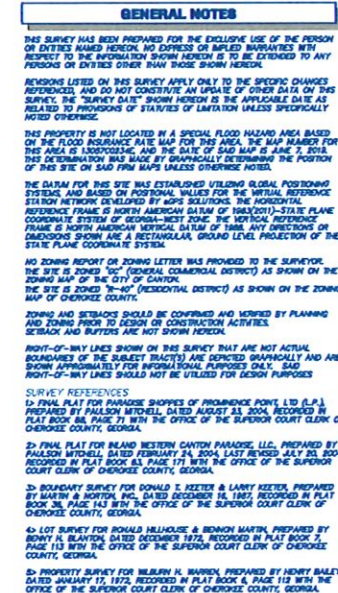


Date: October 7, 2022





David L. Hester
Georgia Registered
Land Surveyor # 3042



ALTA/NSPS LAND TITLE SURVEY

Gail Avenue & Hill Creek Properties

FOR

**T2 CAPITAL
MANAGEMENT**

**T2 Capital Management
Chicago Title Insurance Company**

CS JOB NO.	20227503	DRAWING SCALE	1" = 40'
FIELD WORK:	CAB/TDT	DATE:	CANTON
FROM WORK:	CAB	COUNTY:	CHESTER
REVIEWER:	ELH	SHEET:	G1
DWG FILE:	20227503-01.dwg	DISTRICT:	15TH
		SECTION:	2ND

SURVEY DATE:	10-07-2022
REVISIONS (SEE SHEET 0002)	
No. Date	Description



Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EVAL: info@geosurvey.com
Certificate of Authorization: #SF-0000000

