

**Action Requested/Required:**

- ☐ Vote/Action Requested
☐ Discussion or Presentation Only
☒ Public Hearing
Report Date: 7/2/26
Hearing Date: 8/6/26
Voting Date: 9/3/26

Department: Community Development**Presenter(s) & Title:** Thomas TrawickPlanning & Zoning Manager**Agenda Item Title:**

Public Hearing for Case RZON2605-016 & ANN2605-015 - Request to Annex and Rezone +/- 176 Acres (15 parcels) located at Parcels 14N16B 040, 14N16 016, 14N16 023, 14N16 019 B, 14N16 019 A, 14N16B 037, 14N16 013, 14N16 015, 14N16 017, 14N16 019, 14N16 020, 14N16C 008, 14N16 012, 14N16 011, 14N16 012 A from R-40, AG & GC (Cherokee County) to R-10 & R-40 (City of Canton) for a proposed single-family subdivision of 199 lots.

Summary:

Parks F. Huff for Lennar Georgia, LLC has filed an annexation and rezoning request for +/- 176 Acres (15 parcels) located at Parcels 14N16B 040, 14N16 016, 14N16 023, 14N16 019 B, 14N16 019 A, 14N16B 037, 14N16 013, 14N16 015, 14N16 017, 14N16 019, 14N16 020, 14N16C 008, 14N16 012, 14N16 011, 14N16 012 A from R-40, AG & GC (Cherokee County) to R-10 & R-40 (City of Canton) for a proposed single-family subdivision of 199 lots.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

Staff will present their recommendation to the City Council for the Action of the case, following the Public Hearing.

Reviews:Has this been reviewed by Management and Legal Counsel, if required? ☒ Yes ☐ No**Attachments:**

Application, Site Plan, Staff Report, County Staff Comments



PLANNING & ZONING STAFF REPORT

July 24, 2026

Case Numbers:	RZON2605-016 & ANNX2605-015
Applicant:	Parks F. Huff for Lennar Georgia, LLC
Council Ward:	Ward 1 – Johnson/Rice (upon annexation)
Parcel Number:	14N16B 040, 14N16 016, 14N16 023, 14N16 019 B, 14N16 019 A, 14N16B 037, 14N16 013, 14N16 015, 14N16 017, 14N16 019, 14N16 020, 14N16C 008, 14N16 012, 14N16 011, 14N16 012 A (15 parcels)
Current Zoning:	R-40, AG & GC (Cherokee County)
Proposed Zoning:	R-40 & R-10 (City of Canton)
Character Area/ Future Land Use:	SDA Suburban Development
Acreage:	+/- 176 acres
Proposed Use:	Detached, Single-Family Homes

REQUEST

Parks F. Huff for Lennar Georgia, LLC has filed an annexation and rezoning request for +/- 176 Acres (15 parcels). The property located at 320, 322, 328, 700 & 701 Old Shoal Creek RD; 29 Honeydew DR; 449, 451 & 456 Douglas Ridge LN; 1369 & 1599 Reinhardt College PKWY Canton, GA 30114 (PARCELS – 14N16B 037 & 040; 14N16 011, 012, 012 A, 013, 015, 016, 017, 019, 019 A, 019 B, 020, 023; 14N16C 008). The requested zoning is from R-40, AG & GC (Cherokee County) to R-10 & R-40 (City of Canton) for a proposed single-family subdivision of 199 lots.

SITE

The subject site is located on property behind Cherokee County Fire Station #9 on Reinhardt College Parkway (aka State Route 140) and near the Pearidge Road and Reinhardt College Parkway intersection. The site is mostly undeveloped, but also contains single-family homes and a telecommunications tower. Old Shoal Creek Road (a local, County Street) runs through the site and intersects Reinhardt College Parkway to the East. Douglas Ridge Lane (local County Street) also runs through the property in a North-South direction intersecting with Old Shoal Creek Road. Puckett Creek (not to be confused with Puckett Creek Road) is also located along the southern

CASES RZON2605-016 & ANNX2605-015

portion of the property, along with other lessor streams which will maintain a 50-foot buffer with an additional 25-foot impervious setback. Some floodplain lies along the streambank as well.

The applicant is requesting the property annexation into the City Limits and a rezoning to develop the site as a single-family detached subdivision with 199 residential units in R-10 (172 +/- acres), and a remaining residential lot to become R-40 (3+/- acres) for an existing home. The proposed density of the site is 1.13 +/- unit per acre. There are two proposed entrances with one being located on State Route 140 (aka Reinhardt College Parkway) south of the Cherokee Fire Station #9 as a right-in and right-out entrance, and the other as a proposed full entrance on State Route 140 near the existing Atomize Collisions and Customs business. The applicant indicates that all internal roads will be public. The site plan shows a proposed amenity in the area closest to the northernmost full entrance which may contain swimming pools, open space, tennis courts, and a 6,500 sq. ft. clubhouse. The site plan also shows 54.8% of the site remaining as open space. City water and sewer will serve the proposed development.

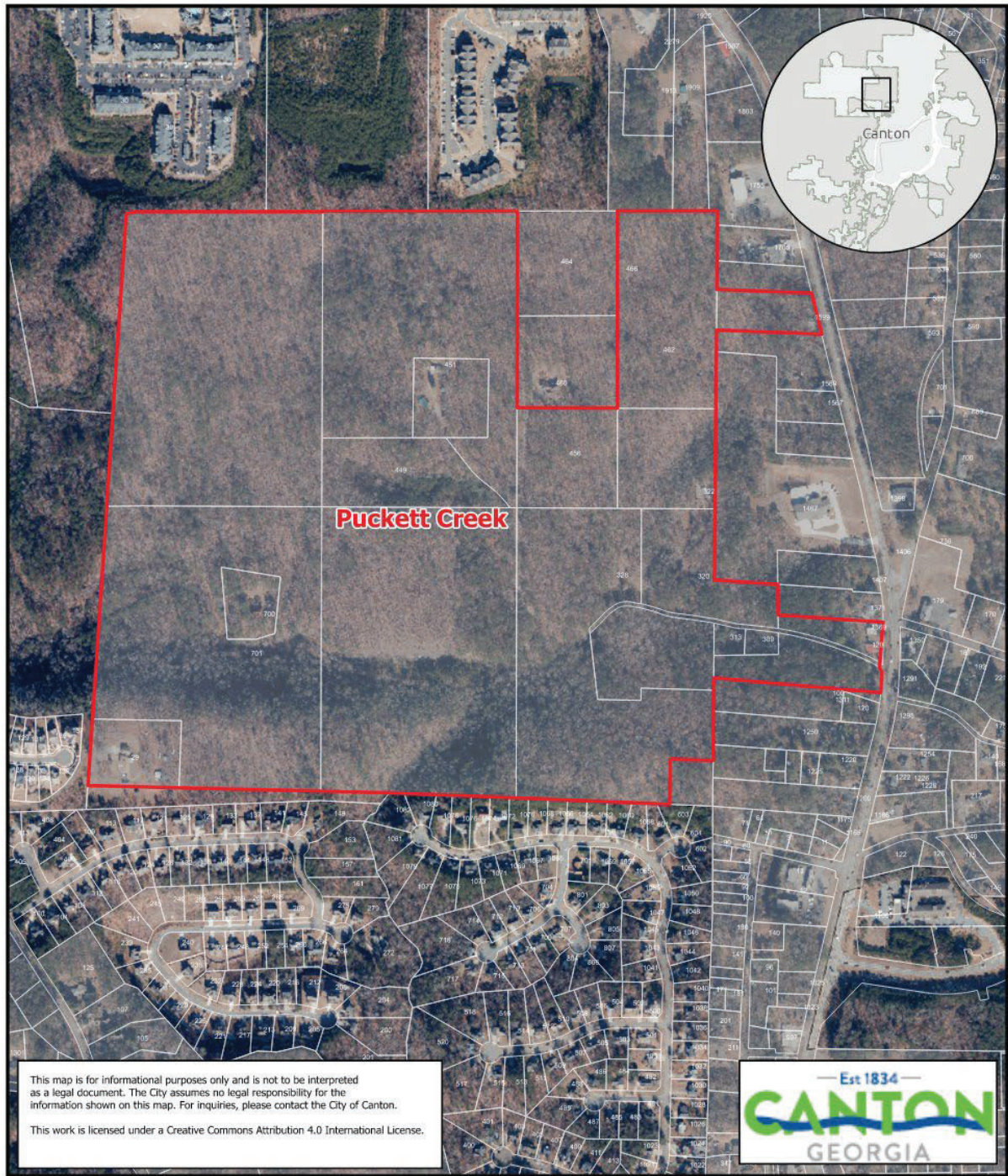
DISTRICT STANDARDS

R-10 Zoning District Standards			
Lot Size (min.)	10,000 sq. ft.	Front Setback (min.)	35' (20' corner)
Lot Coverage	50%	Side Setback (min.)	10'
Building Height (max.)	2.5 stories or 40'	Rear Setback (min.)	20'
Lot Width	75'	Buffer (min.)	N/A
R-40 Zoning District Standards			
Lot Size (min.)	40,000 sq. ft.	Front Setback (min.)	30' (35' corner)
Lot Coverage	30%	Side Setback (min.)	15'
Building Height (max.)	2.5 stories or 40'	Rear Setback (min.)	30'
Lot Width	150'	Buffer (min.)	N/A

SURROUNDING USES

North	Multi-Family Residential	PD-MU (Planned Development, Mixed-Use)
South	SF Residential (<i>Whispering Hills</i>)	R-15 (Single-Family, Residential) & County R-40 (Single-Family, Residential)
East	SF Residential & Fire Station	County GC (General Commercial) & County R-40 (Single-Family, Residential)
West	SF Residential (<i>Laurel Canyon</i>)	PD-MU (Planned Development, Mixed-Use)

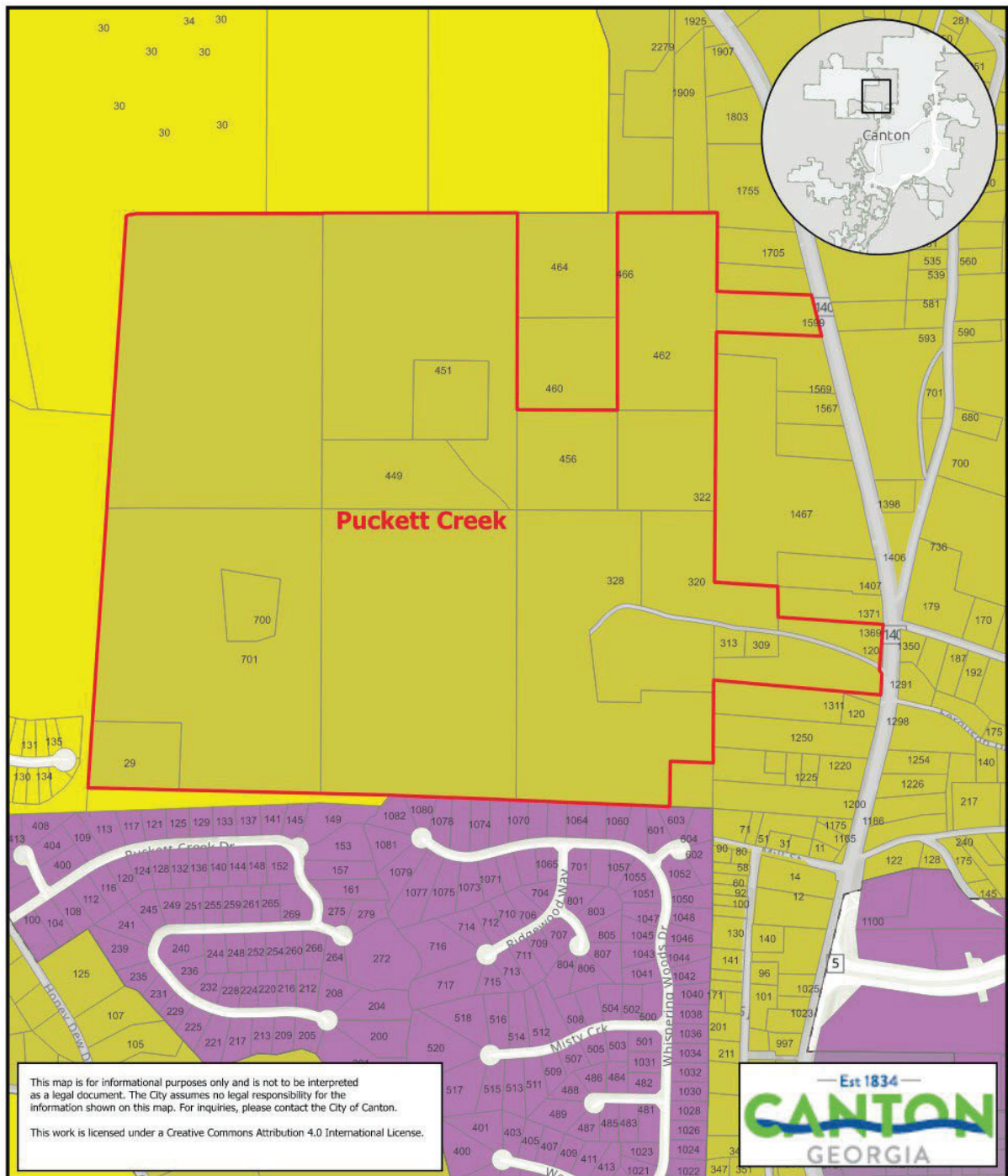
Location Map



**Puckett Creek
Aerial**

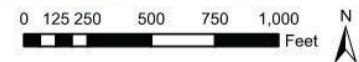
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Future Development Map



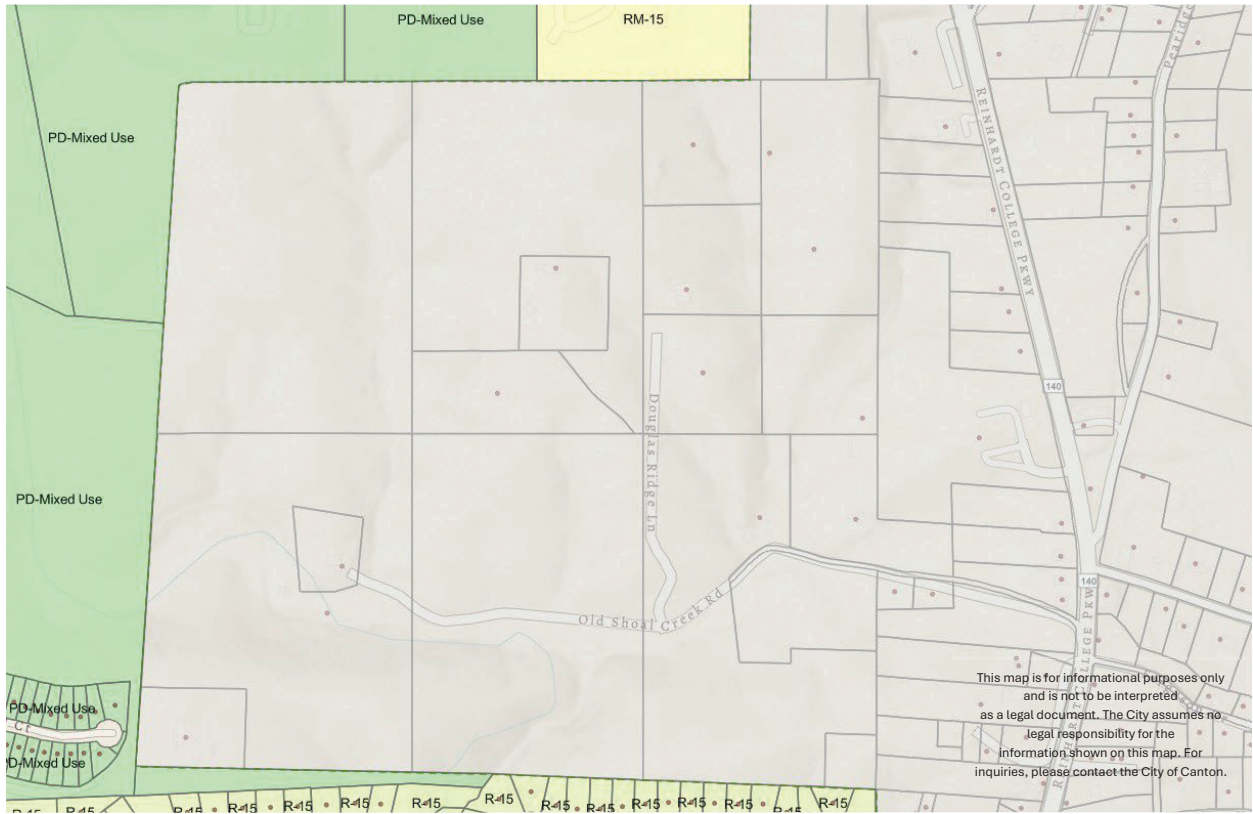
Puckett Creek Character Area (Future Land Use)

- Focus Area
- SDA Suburban Development
- TNRA Traditional Neighborhood Redevelopment Area
- Cherokee County

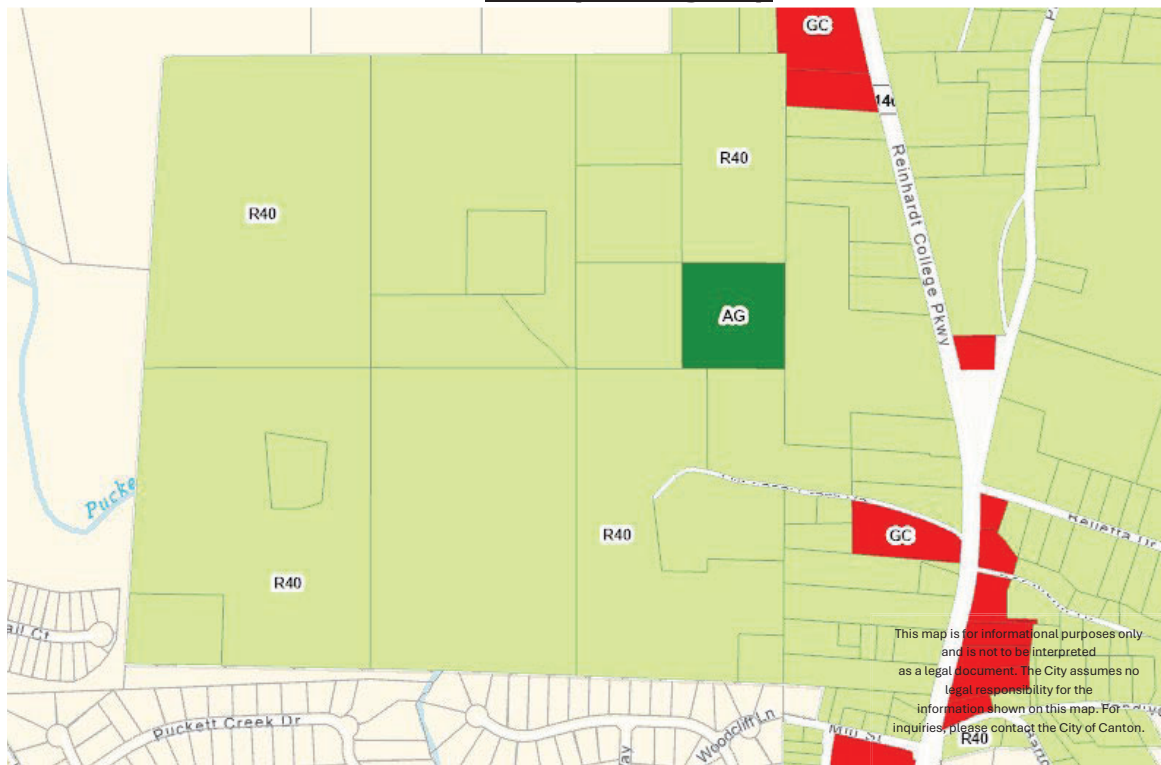


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City Zoning Map



County Zoning Map



ANNEXATION

Consider the following criteria as it pertains to proposed annexations:

1. *Whether the property considered for annexation is within the City of Canton Growth Boundary Agreement area.*

The property is located within the City of Canton Growth Boundary Agreement area.

2. *Whether the property considered for annexation is within the City of Canton Utility Services Areas.*

The property is located within the City of Canton's Water or Sanitary Sewer Service Areas.

REZONING

Consider the following criteria as it pertains to proposed rezoning requests:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The proposed zoning may be suitable to adjacent property particularly to the west and south of the subject site in that they contain single-family detached residential subdivisions. The proposed zoning is a step down in land use intensity from the north which contains multi-family zoning and two apartment complexes with higher densities. To the west is Laurel Canyon with 10,000 sq. ft. lots whereby the proposed development is anticipating similar lot sizes as the Laurel Canyon subdivision.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

The proposed development may not affect the existing use or usability of adjacent or nearby property as the surrounding areas currently contain a mix of single-family detached, multi-family and institutional land uses. The development is proposed in a mostly vacant area with some single-family homes. However, adding 199 residential units to an undeveloped area may increase the number of vehicular trips per day on State Route 140. While the proposal is not anticipated to directly impair the existing use or usability of adjacent or nearby properties, adequate land disturbance and entrance improvements will be necessary.

3. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

The property is zoned R-40 in the county, which may allow for the development of a single-family detached residential subdivision, with a minimum of 40,000 sq. ft. per lot.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The Subject Property is located along a state route designed to accommodate greater traffic volumes. Entrance improvements, including, but not limited to, deceleration lanes, stopping sight distance improvements, and other intersection improvements will be required prior to land disturbance approval, which may help to mitigate future vehicular trips from the proposed development. The Cherokee County School District estimates an increase of 145 students as a

result of this development, requiring seven (7) additional classrooms. City Engineering staff indicates that water and sewer are available for the property.

5. *Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map.*

The Subject Property is located within the Suburban Development Center Character Area, which may support single-family residential development of 1-3 units per acre. The development is proposing a density of 1.13 units per acre which is less than some surrounding land uses, particularly the multi-family residential land uses north of this site.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting ground for either approval or disapproval of the zoning proposal.*

The Subject Property is located along the Reinhardt College Parkway corridor which consists of multi-family, commercial, institutional and other residential land uses. The property is also located within the Pearidge Community Small Area Plan which envisions some residential land use and transportation project improvements, particularly near the intersection of Pearidge Road and State Route 140. This area also contain housing types similar to those proposed under the proposed development with minimum lot sizes of 10,000 sq. ft.

7. *Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.*

The property is located within the Pearidge Community Small Area Plan which details the historic character of the area and proposes improvements through an action plan. These recommendations should be considered for any future development in this area.

8. *Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Area, and any Overlay Districts.*

Single-family residential units are not subject to the City's community design guidelines by the Canton Design Review team prior to the issuance of a building permit, unless City Council requires this as a condition of approval. The property is located partially within the Waleska Street Corridor Pattern of the City of Canton Streetscape Overlay. It is also located within the Pearidge Community Small Area Plan.

DEPARTMENT COMMENTS

Engineering:

- Traffic Study Required
- Hydrology Report will be required prior to LDP
- Water and Sewer are available for property
- GDOT Access permit(s) required
- GPAS permit for GDOT likely required
- A 404 Permit for potential stream crossings or acknowledgement from Department of Natural Resources that a 404 Permit is not required.

Cherokee County School District:

- Estimated Student Impact is 145 additional students which may increase the additional classroom capacity needed at seven (7). R.M. Moore Elementary School is operating at 93% capacity, Teasley Middle School is operating at 102% capacity, and Cherokee High School is operating at 83% capacity.
- It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible.

Cherokee County:

- The annexation application was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on July 21, 2026. The Board of Commissioners voted unanimously (5-0) to express no objection to the annexation request.
- It is located within the Growth Boundary Agreement area as determined by the County and the city of Canton.
- County Staff states there is the creation of an island with parcels 14N16B 038 and 14N16B 039, this creation of an island by two parcels is a violation of state law.
- County Staff states the applicant will need to revise the site plan to include the removal of the following parcels: 14N16B 037, 14N16B 040, 14N16B 041, and 14N16B 042 and removal of the proposed four units along Road A2.1. This removal will address the contiguity requirement.
- The location of the proposed driveway will be revised and aligned west of parcels 14N16B 038 and 14N16B 039.
- The main entrance of the proposed development should be at the unnamed road to the north and Road A2.1 should be used as an auxiliary or emergency access road.
- A 50-foot buffer is recommended around 460 and 464 Douglas Ridge Lane.
- Consider conformance with the Pearidge Small Area Plan and consider less density to accommodate the anticipated additional traffic on the existing infrastructure.
- Consider the joint development of a roundabout or signalized intersection to incorporate Pearidge Road and Belletta Drive.

Building and Safety Services:

- Two entrances are required per Georgia state law (GA 120-3-3):
****Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.*
****Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, unless otherwise approved by the Fire Chief or Fire Code Official of the local responding fire department having fire suppression responsibility.*
- Private gates for single-family homes, multi-family complexes or commercial properties shall be installed with back-up batteries that are programmed to fail safe (open completely) during a power outage and stay open when back-up battery power fails. This applies to all

gate configurations. Depending on the gate configuration, you may need a double-pole "Knox switch" keyed for the City of Canton from knoxbox.com.

Planning & Zoning:

- This property is located within the Growth Boundary established by the City of Canton and Cherokee County.
- In July 2026, the Cherokee County Board of Commissioners adopted a Small Area Plan for the Pearidge Community. This subject site is located within that Small Area Plan which contains recommendations for development. It is recommended that the development include anticipated roadway and streetscape improvements as envisioned by the Small Area Plan and the Canton Streetscape Overlay. Any improvements shall be completed prior to land disturbance approval.
- Upon further review concerning County staff's response, the City Staff and City Attorney position is that this annexation is located within an established, unincorporated island. The annexation, if approved, would reduce the size of the existing, unincorporated island, and would not create a new, unincorporated island, as prohibited by state law. Case Law supports OCGA 36-36-92(a) which indicates that if an unincorporated island exists, then a city jurisdiction may annex "*all or any portion* of [the] unincorporated island[s]". In this case, the property is located within an unincorporated island within the Pearidge Community, as identified by the County-adopted Pearidge Community Small Area Plan.

RECOMMENDATION

Staff will provide a recommendation following the public hearing and for the Action Item on September 3, 2026.

Cherokee County

PLANNING AND ZONING

July 24, 2026

Thomas Trawick
Planning and Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: ANNX2605-015: Old Shoal Creek Road, Honeydew Drive, Douglas Ridge Lane,
Reinhardt College Parkway

Dear Mr. Trawick:

The annexation application referenced above was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on July 21, 2026. The applicant is requesting to annex and rezone a parcel totaling 176 +/- acres along Reinhardt College Parkway from AG, R-40 and GC (Cherokee County) to R-10 and R-40 (City of Canton). The proposed development is a single-family residential neighborhood consisting of 199 proposed single-family homes within the R-10 zoning district. The existing parcel will be zoned to R-40 (City of Canton).

The Board of Commissioners voted unanimously (5-0) to express no objection to the annexation request. It is located within the Growth Boundary Agreement area as determined by the County and the city of Canton. However, there is the creation of an island with parcels 14N16B 038 and 14N16B 039, this creation of an island by two parcels is a violation of state law.

The following comments are provided:

1. The applicant will need to revise the site plan to include the removal of the following parcels: 14N16B 037, 14N16B 040, 14N16B 041, and 14N16B 042 and removal of the proposed four units along Road A2.1. This removal will address the contiguity requirement.
2. The location of the proposed driveway will be revised and aligned west of parcels 14N16B 038 and 14N16B 039.
3. The main entrance of the proposed development should be at the unnamed road to the north and Road A2.1 should be used as an auxiliary or emergency access road.
4. A 50-foot buffer is recommended around 460 and 464 Douglas Ridge Lane.
5. Consider conformance with the Pearidge Small Area Plan and consider less density to accommodate the anticipated additional traffic on the existing infrastructure.
6. Consider the joint development of a roundabout or signalized intersection to incorporate Pearidge Road and Belletta Drive.

The staff analysis is included as an attachment. Please reach out should you have any questions.

Sincerely,



Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested

City	Canton
Case Number ANN2601-015	Applicant Lennar Georgia, LLC
Receipt of Annexation Notice Date	06/24/2026
Meeting date the Board of Commissioners must decide whether to object.	07/21/2026
45- day period to object expires on	08/07/2026
Earliest date for a City Council decision	09/03/2026

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Suburban Living and Corridor and Nodes	
Surrounding / Contiguous City Future Development Map	Suburban Development	
Surrounding County Future Development Map	Suburban Living and Corridor and Nodes	
Does this annexation create an "island" of unincorporated land?	X	

1) If the application is granted will there be a material increase in burden upon the County directly related to:	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

	Yes	No
2) Will delivery of services be affected by the annexation?		X
If the answer to (2) is yes, is the affect on delivery of services directly related to		
a) the proposed change in zoning or land use?		
b) the proposed increase in density?		
c) infrastructure demands related to the proposed change in zoning or land use?		
Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.		

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		X
If the answer to (3) is yes, please provide the evidence		

	Yes	No
4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	X	
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X

If the answer to 4(a) or 4(b) is yes, then:

Yes No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments:

Planning and Zoning

- The subject property is within the growth boundary.
- The density is 1.13 units per acre.
- The proposed development and annexation will create an island consisting of two parcels 14N16B 038 and 14N16B 039.
- The applicant will need to revise the site plan to address the island and contiguity issue, the following parcels shall be removed 14N16B 037, 14N16B 040, 14N16B 041, 14N16B 042 and removal of the proposed four units along Road A2.1. This removal will address the contiguity requirement.
- The location of the proposed driveway will be revised and aligned west of parcels 14N16B 038 and 14N16B 039.
- The additional road A21 should be used as an auxiliary or emergency access road.
- The main entrance should be at the unnamed road to the north.
- A 50-foot buffer is recommended around tracts 460 and 464 Douglas Ridge Lane.

Transportation

- Confirm that the City will take responsibility of Old Shoal Creek Road, including road access for 309 and 313 Old Shoal Creek Rd.

Fire and Emergency Services

- No comment

Stormwater

- Recommends utilizing an environmental consultant to confirm streams along Lot 57 and 58
- City must confirm stream crossings and implement USACE mitigation or arch culvert designs

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Brittany Brooker,
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 22nd day of April, 2026.

Owner Signature:  Print Name: Brittany Brooker, Member

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: 

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

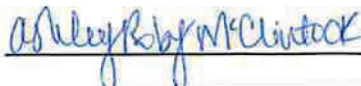
Telephone: _____

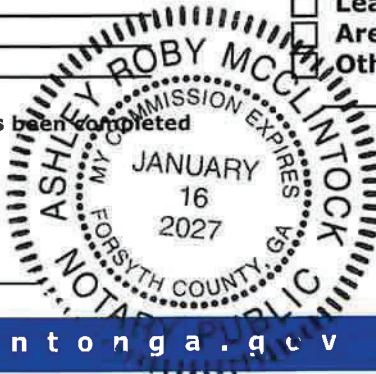
E-mail: _____

Applicant Status:

- ☐ Owner
☐ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April, 2026.

Notary Signature: 





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Douglas King, 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 27 day of April, 2026.

Owner Signature: Douglas King dotloop verified 04/27/26 12:05 PM EDT E568-7RWI-ATKE-SODZ Name: Douglas King

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: [Signature]

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form was used completed and the property owner's signature is

Sworn To and Subscribed Before Me This 27 Day Of April, 2026

Notary Signature: Ashley Roby McClintock



Parcel 14N16 016



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Glinda Garrett Dennis Garrett,
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 23rd day of April, 2026

Owner Signature:

Glinda Garrett
Dennis Garrett

Print Name:

Glinda Garrett
Dennis Garrett

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: [Signature]

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April, 2026

Notary Signature: [Signature]





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

Parcel 14N16 023

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Chunjie Huang,
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 Fourth day of April, 2026

Owner Signature:

Chunjie Huang

dotloop verified
04/21/26 5:10 PM EDT
OKLM-ITMH-BHNC-8B50

Print Name:

Chunjie Huang

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☒ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April, 2026.

Notary Signature:

Ashley Roby McClintock





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, James Kimbrel
(Property Owner)
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 4/27/2026 day of _____, 20____.

Owner Signature:

DocuSigned by:

FDF80391D444485...

Print Name: James Kimbrel

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is
Sworn To and Subscribed Before Me This 27
Day Of April, 2026

Notary Signature:





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): _____

This form is to be executed under oath. I, Jason Stone, 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 20 day of April, 2026.

Owner Signature: _____

Print Name: Jason Stone

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: _____

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 27 Day Of April, 2026

Notary Signature: _____





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

Parcel 14N16 015 & 14N16 017

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Kenneth Payne, 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 20 day of April, 20 20

Owner Signature: Kenneth Payne Print Name: Kenneth Payne

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: [Signature]

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

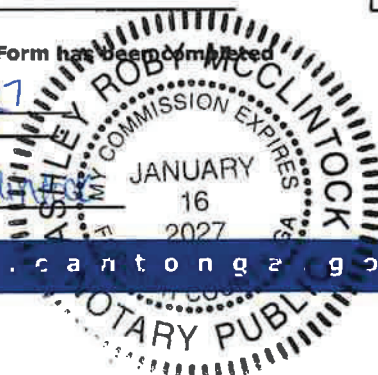
E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This Day Of April, 20 20

Notary Signature: [Signature]





Parcel 14N16 019

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Mary Ruth Payne, 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 20 day of April, 2026.

Owner Signature: Mary Ruth Payne Print Name: Mary Ruth Payne

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: [Signature]

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: _____

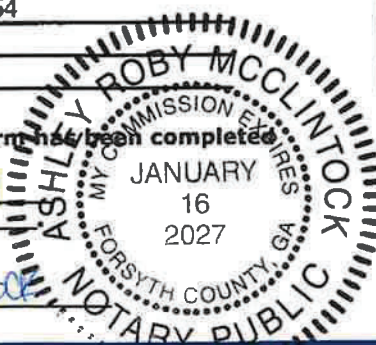
E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 Day Of April, 2026

Notary Signature: Ashley Roby McClintock





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Johnnie McPhail, 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 21 day of April, 2026.

Owner Signature:

Print Name:

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone:

E-mail:

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain):

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 Day Of April, 2026.

Notary Signature:





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

Parcel 14N16 012

Parcel 14N16 011

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Michael R. Young, 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 20 day of April, 2026.

Owner Signature: Michael R. Young Print Name: Michael R. Young

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: [Signature]

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA **Zip Code:** 30064

Telephone: _____

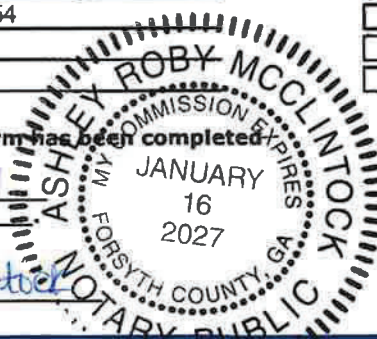
E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 Day Of April, 2026

Notary Signature: Ashley Roby McClintock





Parcel 14N16 013

Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Pamela Payne Little, 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 23rd day of April, 2026.

Owner Signature:

Pamela Payne Little

dotloop verified
04/23/26 11:37 AM EDT
FA89-VUHK-Q2N1-Q4TH

Print Name: Pamela Payne Little

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA

Zip Code: 30064

Telephone:

E-mail:

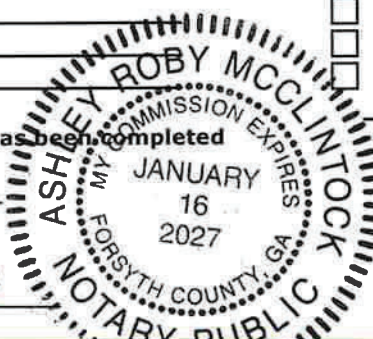
Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 Day Of April, 2026.

Notary Signature:

Ashley Roby McClintock



Parcel 14N16 012 A



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Robert M Young, 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 20 day of April, 20 20.

Owner Signature:

Print Name:

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- ☒ A Annexation
☒ B Rezoning
☐ C Master Plans
☐ D Master Plan Amendment
☐ E Conditional Use Permit
☐ F Land Use Modification
☐ G Zoning Condition Amendment
☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit
☐ J Zoning Ordinance Text Amendment
☐ Appeal
☐ Adjustment
☐ Special Exception

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature:

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: 770 546 0100

E-mail:

Applicant Status:

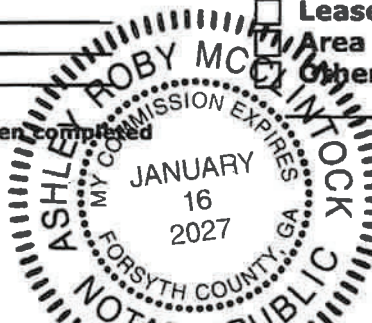
- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain):

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 27
Day Of April, 20 20.

Notary Signature:

Ashley Robyn McClintock





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Linda Roland, 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 Friday day of April, 2026.

Owner Signature: Linda Roland Print Name: Linda Roland

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Lennar Georgia, LLC c/o Gaskins + LeCraw

Signature: [Signature]

Mailing Address: 1266 Powder Springs Street

City: Marietta

State: GA Zip Code: 30064

Telephone: _____

E-mail: _____

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 27
Day Of April, 2026.

Notary Signature: [Signature]

www.canton.ga.gov





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

DISCLOSURE FORM

Project #(s):

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: Lennar Georgia, LLC

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made ***(Please use a separate form for each official to whom a contribution has been made in the past (2) years):***

	Description
\$	
\$	
\$	



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #(s):

RZON2605-016 & ANNEX2605-015 & VAR2605-004

Address:

multiple; subject property consists of 15 parcels

Land Lot(s): 134, 154 & 155 District: 14th Section: 2nd Parcel ID(s) See attached spreadsheet

Existing Zoning Of Property: R-40, AG, GC ☐ City ☒ County Total Acreage Of Property: 172.88±

Proposed Zoning Of Property: R-10 and R-40 Existing Use(s) Of Property mostly undeveloped with some SFR and a wireless tower

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.

SEE ATTACHED SPREADSHEET

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? City

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? City

Proposed managing jurisdiction: City of Canton Size Limit: TBD



**PUBLIC HEARING PRE-APPLICATION REVIEW
ACKNOWLEDGEMENT AND DISCLOSURE**

Property Address: 0 Old Shoal Creek Road

Parcel ID(s): See attached concept map dated 04/01/2026

Requested Zoning/Permit: Annexation and Rezoning to R-10 (City)

By initialing below, the Applicant understands and acknowledges that City Staff have conducted a preliminary review of the above-referenced proposal for general consistency with the City of Canton Comprehensive Plan.

Based on this preliminary review, the proposed request:

- ☒ Is **consistent** with the City of Canton Comprehensive Plan.
☐ Is **inconsistent** with the City of Canton Comprehensive Plan. *(Staff will recommend Denial.)*
(This section is to be completed by City Staff.)

Applicant Initials: GT 4/01/2026

Staff Initials: [Signature] 04/01/2026

By initialing below, the Applicant understands and acknowledges that, following formal submittal and full review of the application, City Staff will issue a written recommendation to the Mayor and City Council for consideration. Such recommendation may be:

- Approval;
- Approval with Conditions/Stipulations, or
- Denial

Applicant Initials: GT 4/01/2026

By initialing below, the Applicant understands and acknowledges that:

- The Mayor and City Council is the final decision-making authority on all annexation/rezoning/CUP/master plan requests.
- The Mayor and City Council may approve, approve with conditions/stipulations, deny, or table the request.
- The Mayor and City Council may agree with Staff's recommendation, disagree with Staff's recommendation, and/or impose additional conditions/stipulations as part of its decision.
- This preliminary review and acknowledgement does not constitute approval or denial, and does not guarantee any particular outcome.

Applicant Initials: GT 4/01/2026



**PUBLIC HEARING PRE-APPLICATION REVIEW
ACKNOWLEDGEMENT AND DISCLOSURE**

By signing below, the Applicant acknowledges that:

- They have participated in a pre-application and/or preliminary staff review.
- They have been informed of the preliminary determination regarding Comprehensive Plan consistency.
- They understand the role of Staff recommendations.
- They understand the authority and discretion of the Mayor and City Council.
- They understand that this acknowledgement is advisory in nature and does not bind the City of Canton, its Staff, or its elected officials to any particular action or decision.

Applicant Name (Printed): Glen Tishak

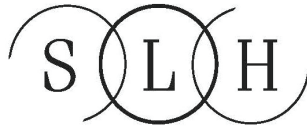
Applicant Signature: [Signature]

Date: 4/01/2026

Staff Name (Printed): Tyler Peoples, City Planner

Staff Signature: [Signature]

Date: 04/01/2026



GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

June 24, 2026

VIA ONLAMA ONLINE PORTAL

Mr. Thomas E. Trawick, AICP
Planning & Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Lennar Georgia, LLC for Annexation and Rezoning for an assemblage of 15 parcels to R-10 and R-40. Property is located in Land Lots 134, 154 and 155 of the 14th District, 2nd Section, Cherokee County, Georgia.

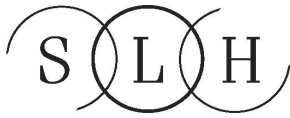
LETTER OF INTENT

Dear Thomas:

Lennar Georgia, LLC proposes to build a neighborhood with 199 single-family homes on approximately 176 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of fifteen (15) parcels as depicted on the site plan and survey filed with this application. The subject property is mostly undeveloped with the exception of a few single family and mobile homes and a wireless tower on the subject property. The Subject Property is generally situated west of Reinhardt College Parkway (aka Highway 140), which is classified as minor arterial roadway. Currently, Old Shoal Creek Road runs east-west and Douglas Ridge Lane, which runs north-south within the Subject Property, will be abandoned as part of this project.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-40 and AG. Laurel Canyon is adjacent to the Subject Property to the South, West and North, zoned PUD-Mixed Use and R-15. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Suburban Living and Corridor and Nodes. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Suburban Living.

The Cherokee County Board of Commissioners approved the rezoning (with variances) of a 3.75 acre parcel situated in the middle of the Subject Property from R-40 to AG in 2021. This rezoning allowed the construction of a monopole communications tower (Resolution 2021-R-058; Case # 21-08-023).



June 24, 2026

Page 2

All internal streets will be public. Access to the proposed development will be via two entrances from Highway 140 (aka Reinhardt College Parkway).

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of RM-10 will add to the types of housing available to Canton residents. The proposed detached housing will be a transition from the R-40 (County) zoning to the south to the multifamily to the north.

How will this proposal affect the use and value of the surrounding properties?

The annexation and zoning proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-40 and AG in Cherokee County which is not the best use for the site and is inconsistent with the city's land use plan and development in the area.

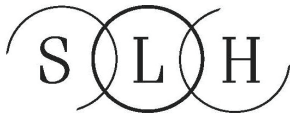
What would be the increase to population and traffic if the proposal were approved?

The 199 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to improvements on Highway 140. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.

What would be the impact to schools and utilities if the proposal were approved?

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?



June 24, 2026

Page 3

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Suburban Development Area of the City's Future Land Use Map. The proposed housing type will provide a transition from the heavily commercial and retail uses south of the Subject Property on 140. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

Are there existing or changing conditions which affect the development of the property and support the proposed request.

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The internal street network within the proposed neighborhood using two entrances from 140 will keep traffic away from Highway 140. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff

phuff@samslarkinbuff.com

PFH/jcc

Lennar Georgia Estates at Puckett Creek Location Map



5/29/2026, 12:32:15 AM

- Address
- Cherokee County Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS,
(c) OpenStreetMap contributors, and the GIS User
Community, Vantor

[illegible]

All that tract or parcel of land lying and being in Land Lots 134, 155 and 170 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Commence at an axle found at the land lot corner common to Land Lots 154, 155, 170 and 171;

Thence along the east line of Land Lot 155 South 00 degrees 32 minutes 30 seconds West a distance of 413.46 feet to a ½" rod found;

Thence leaving the Land Lot line South 88 degrees 12 minutes 23 seconds East a distance of 446.79 feet to a 1" rod found on the southwesterly right-of-way of Reinhardt College Parkway a.k.a. GA Hwy. 140 (a variable right-of-way);

Thence along said right-of-way South 12 degrees 58 minutes 10 seconds East a distance of 195.99 feet to a #4 rebar found;

Thence leaving the right-of-way North 89 degrees 09 minutes 39 seconds West a distance of 492.48 feet to a #4 rebar set on the east line of Land Lot 155;

Thence along said Land Lot line South 00 degrees 32 minutes 30 seconds West a distance of 394.66 feet to a #4 rebar found;

Thence South 00 degrees 33 minutes 31 seconds West a distance of 368.27 feet to a #4 rebar found;

Thence South 00 degrees 32 minutes 27 seconds West a distance of 373.69 feet to a #4 rebar set;

Thence leaving the east line of Land Lot 155 South 88 degrees 17 minutes 11 seconds East a distance of 303.55 feet to a 1" square bolt found;

Thence South 01 degrees 10 minutes 16 seconds West a distance of 149.46 feet to a #5 rebar found;

Thence South 89 degrees 17 minutes 21 seconds East a distance of 477.47 feet to a railroad spike found on the easterly right-of-way of Reinhardt College Parkway a.k.a. GA Hwy. 140 (variable right-of-way);

Thence along said easterly right-of-way South 02 degrees 07 minutes 29 seconds East a distance of 47.59 feet to a point;

Thence South 00 degrees 16 minutes 19 seconds East a distance of 70.09 feet to a point;

Thence South 02 degrees 27 minutes 41 seconds West a distance of 73.09 feet to a point;

Thence South 05 degrees 01 minutes 46 seconds West a distance of 7.94 feet to a point on the northeasterly right-of-way of Old Shoal Creek Road;

Thence along said right-of-way North 36 degrees 41 minutes 50 seconds West a distance of 32.93 feet to a point;

Thence North 67 degrees 00 minutes 19 seconds West a distance of 56.82 feet to a point;

Thence North 74 degrees 01 minutes 44 seconds West a distance of 51.83 feet to a point;

Thence North 76 degrees 44 minutes 11 seconds West a distance of 365.06 feet to a #5 rebar found;

Thence North 82 degrees 15 minutes 39 seconds West a distance of 23.21 feet to a point;

Thence North 75 degrees 51 minutes 17 seconds West a distance of 122.41 feet to a point;

Thence North 77 degrees 13 minutes 45 seconds West a distance of 162.65 feet to a #4 rebar set;

Thence along said right-of-way North 79 degrees 50 minutes 20 seconds West a distance of 166.47 feet to a point;

Thence North 77 degrees 26 minutes 11 seconds West a distance of 36.91 feet to a point;

Thence North 73 degrees 22 minutes 21 seconds West a distance of 52.81 feet to a point;

Thence North 71 degrees 45 minutes 25 seconds West a distance of 113.95 feet to a #4 rebar set;

Thence along said right-of-way North 72 degrees 46 minutes 42 seconds West a distance of 29.47 feet to a point;

Thence along a curve to the left, said curve having a radius of 64.27 feet and an arc length of 46.80 feet and being subtended by a chord bearing of South 89 degrees 17 minutes 43 seconds West and a chord distance of 45.77 feet to a point at the end of county maintenance of Old Shoal Creek Road;

Thence South 23 degrees 49 minutes 42 seconds East a distance of 30.05 feet to a point on the southwesterly right-of-way of Old Shoal Creek Road (a 30 foot right-of-way);

Thence along said right-of-way along a curve to the right, said curve having a radius of 34.27 feet and an arc length of 24.47 feet and being subtended by a chord bearing of South 89 degrees 07 minutes 19 seconds East and a chord distance of 23.96 feet to a point;

Thence South 72 degrees 47 minutes 04 seconds East a distance of 39.32 feet to a #4 rebar found;

Thence South 71 degrees 39 minutes 58 seconds East a distance of 104.80 feet to a point;

Thence South 73 degrees 22 minutes 21 seconds East a distance of 54.32 feet to a point;

Thence South 77 degrees 26 minutes 11 seconds East a distance of 38.60 feet to a point;

Thence South 79 degrees 50 minutes 20 seconds East a distance of 172.18 feet to a #4 rebar set on the east line of Land Lot 155;

Thence along the Land Lot line South 00 degrees 32 minutes 27 seconds West a distance of 144.77 feet to a #5 rebar found;

Thence leaving the Land Lot line North 87 degrees 09 minutes 28 seconds East a distance of 300.15 feet to a 1 ½" rod found;

Thence North 01 degrees 15 minutes 17 seconds East a distance of 60.61 feet to a #5 rebar found on the southwesterly right-of-way of Old Shoal Creek Road (30 foot right-of-way);

Thence along said right-of-way the following courses:

South 76 degrees 19 minutes 20 seconds East a distance of 356.68 feet to a point;

South 74 degrees 01 minutes 44 seconds East a distance of 49.29 feet to a point;

South 67 degrees 00 minutes 19 seconds East a distance of 47.85 feet to a point;

South 40 degrees 16 minutes 34 seconds East a distance of 54.11 feet to a point on the easterly right-of-way of Reinhardt College Parkway a.k.a. GA Hwy. 140 (variable right-of-way);

Thence along the right-of-way of Reinhardt College Parkway South 05 degrees 40 minutes 19 seconds West a distance of 64.91 feet to a 1 ½" rod found;

Thence leaving the right-of-way of Reinhardt College Parkway North 88 degrees 27 minutes 17 seconds West a distance of 769.26 feet to a #5 rebar found on the east line of Land Lot 155;

Thence along said Land Lot line South 00 degrees 34 minutes 16 seconds West a distance of 147.37 feet to a #4 rebar set;

Thence South 00 degrees 34 minutes 16 seconds West a distance of 220.00 feet to a #4 rebar set;

Thence leaving the Land Lot line North 87 degrees 31 minutes 54 seconds West a distance of 210.00 feet to a #4 rebar set;

Thence South 00 degrees 34 minutes 21 seconds West a distance of 210.14 feet to a #4 rebar set on the south line of Land Lot 155;

Thence along said Land Lot line North 87 degrees 34 minutes 10 seconds West a distance of 700.05 feet to a #4 rebar set;

Thence North 87 degrees 34 minutes 10 seconds West a distance of 910.05 feet to a #4 rebar found;

Thence North 87 degrees 48 minutes 54 seconds West a distance of 654.92 feet to a #5 rebar found;

Thence leaving the Land Lot line North 02 degrees 36 minutes 08 seconds East a distance of 314.96 feet to a #5 rebar found;

Thence North 87 degrees 11 minutes 20 seconds West a distance of 482.81 feet to a #5 rebar found;

Thence North 04 degrees 03 minutes 42 seconds East a distance of 990.95 feet to a #4 rebar set;

Thence North 04 degrees 03 minutes 42 seconds East a distance of 1377.45 feet to a 1" open top pipe found on the north line of Land Lot 134;

Thence South 88 degrees 30 minutes 31 seconds East a distance of 90.27 feet to a #4 rebar found at the Land Lot corner common to Land Lots 134, 135, 154 and 155;

Thence along the north line of Land Lot 155 South 89 degrees 28 minutes 43 seconds East a distance of 888.56 feet to a #4 rebar found;

Thence South 89 degrees 24 minutes 07 seconds East a distance of 911.56 feet to a #4 rebar found;

Thence leaving the Land Lot line South 00 degrees 26 minutes 34 seconds West a distance of 457.06 feet to a #4 rebar found;

Thence South 00 degrees 32 minutes 08 seconds West a distance of 458.38 feet to a #4 rebar found;

Thence South 89 degrees 06 minutes 46 seconds East a distance of 474.02 feet to a #4 rebar found;

Thence North 00 degrees 39 minutes 35 seconds East a distance of 460.25 feet to a #4 rebar found;

Thence North 00 degrees 31 minutes 35 seconds East a distance of 458.38 feet to a #4 rebar found on the north line of Land Lot 155;

Thence along said Land Lot line South 89 degrees 20 minutes 58 seconds East a distance of 433.93 feet to an axle found at the Land Lot corner common to Land Lots 154, 155, 170 and 171, said point being the Point of Beginning.

Said tract contains 172.88 acres (7,531,253 square feet).

All that tract or parcel of land lying and being in Land Lots 134 & 155 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Commence at a nail found at the Land Lot corner common to Land Lots 133, 134, 155 & 156;

Thence along the south line of Land Lot 134 North 86 degrees 48 minutes 47 seconds West a distance of 175.14 feet to a #4 rebar found;

Thence leaving the Land Lot line North 03 degrees 56 minutes 13 seconds East a distance of 313.97 feet to a #5 rebar found;

Thence South 87 degrees 11 minutes 20 seconds East a distance of 482.81 feet to a #5 rebar found;

Thence South 02 degrees 36 minutes 08 seconds West a distance of 314.96 feet to a #5 rebar on the south line of Land Lot 155;

Thence along said Land Lot line North 87 degrees 12 minutes 25 seconds West a distance of 314.99 feet to a nail found, said point being the Point of Beginning.

Said tract contains 3.52 acres (153,148 square feet).

Rec: \$12.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

After Recording Return To:

Cherokee Rentals Group, LLC
12195 Hwy 92, Suite 114-354
Woodstock, Georgia 30188

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS WARRANTY DEED is made this 1 day of September, 2017, by and between CHARIS GROUP, LLC, (hereinafter referred to as "Grantor"), and CHEROKEE RENTALS GROUP, LLC, (hereinafter referred to as "Grantee.")

WITNESSETH: The Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, have and by these presents, hereby grants, bargains, sells, remises, releases, transfers and conveys to the Grantee, all that certain parcel of land situated in Cherokee County, State of Georgia, to wit:

All that tract or parcel of land lying and being in Land Lot 170, 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the Westerly right-of-way of Georgia Highway 140 (said Georgia Highway 140 having a 100 foot right-of-way) and the Northerly right-of-way of Old Shoal Creek Road (said Old Shoal Creek Road having a 30 foot right-of-way); thence leaving said intersection in a Northwesterly direction along the Northerly right-of-way of Old Shoal Creek Road and following the curvatures thereof a distance of 504.25 feet to an iron pin set on the Northerly right-of-way of Old Shoal Creek Road; thence leaving said right-of-way North 01 degrees 13 minutes 50 seconds West a distance of 57.94 feet to an iron pin set; thence North 88 degrees 07 minutes 15 seconds East a distance of 477.49 feet to nail found (replaced with R/R spike) on the Westerly

Rec: \$12.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

right-of-way of Georgia Highway 140; thence in a Southerly direction and following the Westerly right-of-way of Georgia Highway 140 and following the curvature thereof a distance of 198.71 feet to an iron pin set on the Westerly right-of-way of Georgia Highway 140, THE TRUE POINT OF BEGINNING.

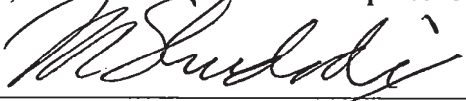
Said tract containing 1.26 acres and being shown as Tract No.1 on plat survey prepared by Martin and Norton, Inc., dated November 5, 1986 and prepared for Cecil Pettit and recorded in Plat Book 32, Page 12, Cherokee County Plat Records, which plat is incorporated herein by reference. This deed is given subject to all easements and restrictions of record.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in **FEE SIMPLE** forever.

THE GRANTOR HEREBY covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free and clear of all encumbrances, except any unpaid taxes accruing, conditions, restrictions, easements, limitations and zoning ordinances of record, if any.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

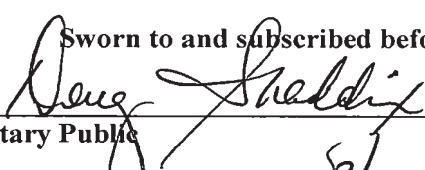
Signed, sealed and delivered in the presence of:

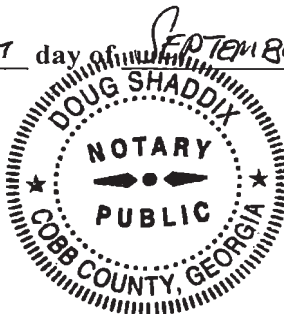

Witness

(Seal)


Grantor; CHARIS GROUP, LLC
Represented by the Managing Member, B. Price

(Seal)

Sworn to and subscribed before me this, the 1st day of SEPTEMBER, 2017.

Notary Public
My Commission Expires: 8/10/21



~ Notary Seal ~

*Doug Shaddix, Attorney at Law drafted this deed without the aid of survey or title search.
Grantor supplied the legal description and assumes responsibility for accuracy.*

PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY****PT-61 028-2017-009709**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Charis Group LLC				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 12195 HWY 92 Suite 114-354				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Woodstock, GA 30188 USA		DATE OF SALE 9/1/2017		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
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Cherokee Rentals Group LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 12195 HWY 92 Suite 114-354				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Woodstock, GA 30188 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 14N16B040	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14th	ACRES	LAND LOT 170	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

After recording, return to:
Law Offices of Grover C. Baley
1800 Century Blvd., Suite 1150
Atlanta, Georgia 30345

05-154

WARRANTY DEED

STATE OF GEORGIA COUNTY OF COBB

THIS INDENTURE, made the 29th day of December in the year two thousand five (2005), between

DONALD J. PAYNE

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

DENNIS L. GARRETT and GLINDA I. GARRETT

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 ten dollars(\$10.00) 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 land lying and being in Land Lot 155 of the 14th District, 2nd Section, of Cherokee County, Georgia, as is more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof

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.

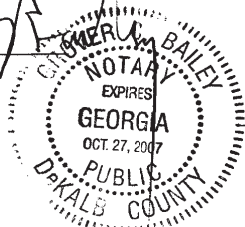
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever,

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

Signed, Sealed and Delivered
in the presence of:

Witness

Notary Public



Donald J. Payne

Donald J. Payne (Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the 14th District, 2nd Section, Cherokee County, Georgia and being a portion of original Land Lot No. 155 and being more particularly described as follows:

Beginning in the original southeast corner of Land Lot No. 155, Said point of beginning also being the common corner of Land Lots Nos. 155, 170, 166, and 169; thence along the original line on the south side of Land Lot No. 155 North 87 degrees 14 minutes 20 seconds west a distance of 911.2 feet to an iron pin; thence leaving the aforesaid land lot line North 00 degrees 51 minutes 50 seconds East a distance of 1370.8 feet to an iron pin; thence South 89 degrees 05 minutes 40 seconds east a distance of 910.7 feet to an iron pin, said iron pin being located on the original land lot line on the east side of Land Lot No. 155; thence along the original Land Lot Line on the East side of Land Lot No. 155 00 degrees 51 minutes 50 seconds West a distance of 1400.3 feet to the Point of Beginning.

Caption property being designated as Parcel No. 4 on the Plat of Survey prepared by Robert J. Aikens Associates, Registered Surveyor, Dated May 29, 1978, and recorded in Plat Book 14, page 176, Plat Records, Cherokee County, Georgia.

Excepting and Reserving all that certain property, containing 8.00 acres, more or less, conveyed from Donald J. Payne and Patricia Ann Payne to Kenneth J. Payne by fee simple deed dated 05/07/1986 and recorded 06/20/1986 in Book 540 at Page 313 in the Records of Cherokee County, Georgia. Said tract being more particularly shown on plat of survey prepared by Jerry Thacker and Associates, Registered Surveyors, dated April 29, 1986 and recorded in Plat Book 30, Page 84, Plat Records, Cherokee County, Georgia.

Excepting and Reserving all that certain property, containing 2.00 acres, more or less, conveyed by Donald J. Payne to Tony J. Payne by fee simple deed dated 08/22/1997 and recorded 09/18/1997 in Deed Book 2838, Page 070 in the Records of Cherokee County, Georgia. Said tract being more particularly shown on Plat of Survey prepared for Tony J. Payne by Robert J. Cagle, dated July 17, 1997.

Excepting and Reserving all that certain property, containing 1.00 acres, more or less, conveyed by Donald J. Payne to Glinda Garrett by fee simple deed dated 04/12/2005 and recorded 04/15/2005 in Book 7845, Page 370, in the Records of Cherokee County, Georgia. Said tract being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia as shown in a Plat of Survey prepared by Michael J. Savage, RLS #2737, dated April 4, 2005 and being more particularly described in said Plat of Survey as follows:

To ascertain the true point of beginning, begin at the Southeast corner of Land Lot 155, said corner begin the common corner of Land Lots 155, 156, 169, and 170; thence, North 38 deg. 24' 13" West 984.61 feet to an iron pin set on the South Right of Way of Old Shoal Creek Road (30-foot Right-of-Way); thence, South 52 deg. 59' 43" East 161.99 feet along the South Right-of-Way of Old Shoal Creek Road to an iron pin set at the True Point of Beginning; thence, from said true point of beginning, South 10 deg. 10' 24" East 262.75 feet to an iron pin set; thence South 89 deg. 47' 28" West 209.00 feet to an iron pin set; thence North 01 deg. 04' 08" East 230.00 feet to an iron pin set on the South Right-of-Way of Old Shoal Creek Road; thence, the following courses and distances along the South right-of-way of Old Shoal Creek Road; South 88 deg. 00' 07" East 51.66 feet, North 83 deg. 31' 31" East 53.22 feet, and North 64 deg. 53' 08" East 59.42 feet to an iron pin set at the True Point of Beginning.

Further Excepting and Reserving all that certain property conveyed as Tract B, containing 1.00 acre, more or less, conveyed to Glinda Garrett by Donald J. Payne in the foregoing deed, and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia, as shown in a Plat of Survey prepared by Michael J. Savage, RLS #2737, dated April 4, 2005, and being more particularly described in said Plat of Survey as follows:

To ascertain the true point of beginning, begin at the Southeast corner of Land Lot 155, said corner begin the common corner of Land Lots 155, 156, 169 and 170; thence, North 38° 24' 13" West 984.61 feet to an iron pin set on the South Right-of-Way of Old Shoal Creek Road (30-foot Right-of-Way), said point being the TRUE POINT OF BEGINNING; thence, from said true point of beginning, South 12° 56' 04" East 307.00 feet to an iron pin set; thence, South 69° 26' 04" West 162.00 feet to an iron pin set; thence, North 10° 10' 24" West 262.75 feet to an iron pin set on the South Right-of-Way of Old Shoal Creek Road; thence, North 52° 59' 43" East 161.99 feet along the South Right-of-Way of Old Shoal Creek Road to an iron pin set at the true point of beginning.

2

PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2006-000052

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Payne	FIRST NAME Donald	MIDDLE Jerome	Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 328 Old Shoal Creek Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$150,800.00
CITY, STATE /PRO VINCE /REGION, ZIP CODE, COUNTRY Canton, GA 30114-2087 USA		DATE OF SALE 12/29/2005	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 Garrett	FIRST NAME Dennis	MIDDLE Lee	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 328 Old Shoal Creek Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$150,800.00
CITY, STATE /PRO VINCE /REGION, ZIP CODE, COUNTRY Canton, GA 30114-2087 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at: 10 per \$100 or fraction thereof (Minimum \$1.00)		\$150.80
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 328		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Old Shoal Creek Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14N16-016	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES 15	LAND LOT 155	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE		PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Garrett, Glinda I.

COPY

STATE OF GEORGIA
COUNTY OF FULTON

SPECIAL WARRANTY DEED

THIS INDENTURE made the 12TH day of SEPTEMBER, 2014, between

Regions Bank

hereinafter called "Grantor/s", and

Chunjie Huang

hereinafter called "Grantee/s" (the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations---(\$10.00)-----receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

See Exhibit "A" for Legal Description

This conveyance is made subject to all covenants, easements and restrictions of record.

AND THE GRANTOR, DOES HEREBY CONVEYANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, Grantor's/s' hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered
In the presence of:

Regions Bank

By: *[Signature]* (SEAL)

Title: *Steven Purser, Vice President*

WITNESS

Michael W. Peters Jr.

Janie K. Creel
NOTARY PUBLIC



Return to:
Walther Law, LLC
5755 North Point Parkway
Suite 202
Alpharetta, GA 30022

Exhibit "A"
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 14TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING PART OF ORIGINAL LAND LOT NO. 155 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN AXEL FOUND AT THE ORIGINAL NORTHEAST CORNER OF LAND LOT NO. 155 OF SAID DISTRICT AND SECTION AND RUNNING THENCE SOUTH 00 DEGREES 51 MINUTES 50 SECONDS WEST 1,006.01 FEET TO A ½-INCH REBAR FOUND ON THE ORIGINAL EAST LINE OF SAID LAND LOT NO. 155; THENCE NORTH 89 DEGREES 02 MINUTES 30 SECONDS WEST 434.55 FEET TO A 1/2-INCH REBAR SET; THENCE SOUTH 00 DEGREES 51 MINUTES 35 SECONDS WEST 368.09 FEET TO A ½-INCH REBAR FOUND; THENCE NORTH 89 DEGREES 08 MINUTES 00 SECONDS WEST 474.37 FEET TO A ½-INCH REBAR AT AN AXEL FOUND; THENCE NORTH 01 DEGREES 23 MINUTES 11 SECONDS EAST 458.33 FEET TO A ½- INCH REBAR SET AT A PROPERTY LINE STAKE FOUND; THENCE SOUTH 88 DEGREES 48 MINUTES 42 SECONDS EAST 470.16 FEET TO A ½-INCH REBAR FOUND; THENCE NORTH 00 DEGREES 51 MINUTES 35 SECONDS EAST 918.42 FEET TO A ½-INCH REBAR FOUND; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST 434.62 FEET TO THE POINT OF BEGINNING.

ALL AS SHOWN ON A PLAT OF SURVEY DATED DECEMBER 31, 2012 AND TITLED "SURVEY OF 155 OLD SHOAL CREEK ROAD" PREPARED BY R.F.M. CONSULTING, LLC WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Regions Bank				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 215 Forrest Street, 2nd floor Main				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$60,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Hattiesburgh, MS 39401 USA		DATE OF SALE 9/12/2014		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 Huang	FIRST NAME Chunjie	MIDDLE		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 6060 Millwick Drive				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$60,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Johns Creek, GA 30005 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$60.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 155		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Old Shoal Creek Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14N16 023	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14th	ACRES	LAND LOT 155	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

None

After recording Return to:
Thomas & Brown, LLC
241 Heritage Walk
Woodstock, GA 30188
File No. 17-1687W

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

THIS INDENTURE, Made this 26th day of June, 2017 between

Milissa Douglas and Bobby W. Douglas

as party or parties of the first part, (hereinafter referred to as "Grantor") and

**James Kimbrel and Ladena Kimbrel
As Joint Tenants With the Rights of Survivorship**

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 NO/100 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledges), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section of Cherokee County, Georgia Records, containing 3.00 Acres as shown on a plat of survey prepared for Mary Ruth Payne, dated September 8, 2000, said plat being recorded in Plat Book 63, Page 198, Cherokee County, Georgia Records, which said plat is incorporated herein by this reference and made part of this description.

Also conveyed is a 20 Foot Exclusive Ingress and Egress Easement, as shown on the above referenced plat.

Subject to all covenants, conditions, zoning ordinances, restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said grantee forever, IN FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

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

Signed, sealed and delivered in the
presence of:

Barbara Munn
Unofficial Witness

Milissa Douglas
Milissa Douglas
Bobby W. Douglas
Bobby W. Douglas

Jennifer A. Davis
Notary Public



SEAL

PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY****PT-61 028-2017-006522**

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME DOUGLAS	FIRST NAME MILISSA	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 450 OLD SHOAL CREEK ROAD			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$152,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 6/26/2017	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 LAST NAME KIMBREL	FIRST NAME JAMES	MIDDLE	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 450 OLD SHOAL CREEK ROAD			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$152,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30144 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$152.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 450		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION OLD SHOAL CREEK Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 14N16 019B		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
KIMBREL, LADENA

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE made, this 16th day of February, 2010 by and between

ANDRA L. MOORE

Party or Parties of the first part, hereinafter referred to as "Grantor", and

JOHNNIE M. McPHAIL

Party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural:

WITNESSETH:

FOR AND IN CONSIDERATION of TEN DOLLARS and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor have and hereby do remise, release, convey and forever quitclaim their interest unto Grantee and the heirs, legal representatives, successors and assigns of Grantee:

All that tract or parcel of land lying and being in Land Lot 170, 14th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows: Begin at an iron pin found at the common corner of Land Lots 155, 170, 169 and 156; thence North 01 degrees 59 minutes 55 seconds West along the Westerly land lot line of Land Lot 170 a distance of 577.29 feet to an iron pin set on the Western land lot lines of Land Lot 270, THE TRUE POINT OF BEGINNING; thence leaving said TRUE POINT OF BEGINNING North 89 degrees 00 minutes 00 seconds East a distance of 769.03 feet to an iron pin found on the Westerly right-of-way of Georgia Highway 140 (said Georgia Highway 140 having a 100 foot right-of-way); thence North along the Westerly right-of-way of Georgia Highway 140 and following the curvatures thereof a distance of 65.54 feet to an iron pin set at the intersection of the Westerly right-of-way of Georgia Highway 140 and the Southerly right-of-way of Old Shoal Creek Road (said Old Shoal Creek Road having a 30 foot right-of-way); thence in a Northerly direction along the Southerly right-of-way of Old Shoal Creek Road and following the curvature thereof a distance of 508.09 feet to an iron pin set on the Southerly right-of-way of Old Shoal Creek Road; thence leaving said right-of-way South 01 degrees 13 minutes 50 seconds East a distance 60.67 feet to an iron pin found; thence South 84 degrees 33 minutes 50 seconds West a distance of 300.19 feet to an iron pin set on the Westerly land lot line of Land Lot

170; thence South 01 degrees 59 minutes 55 seconds East a distance of 126.19 feet to an iron pin set on the Western land lot line of Land Lot 170, THE TRUE POINT OF BEGINNING. Said tract of land containing 2.66 acres and being shown as Tract No. 2 on Plat Survey prepared by Martin and Norton, Inc. dated November 5, 1986 and prepared for Cecil Pettit, and recorded in Plat Book 32, Page 12, Cherokee County Plat records which plat is incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under the Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

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

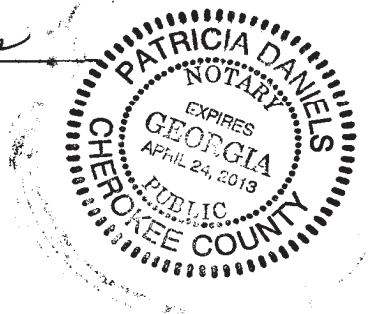
SIGNED, SEALED AND DELIVERED IN
THE PRESENCE OF:

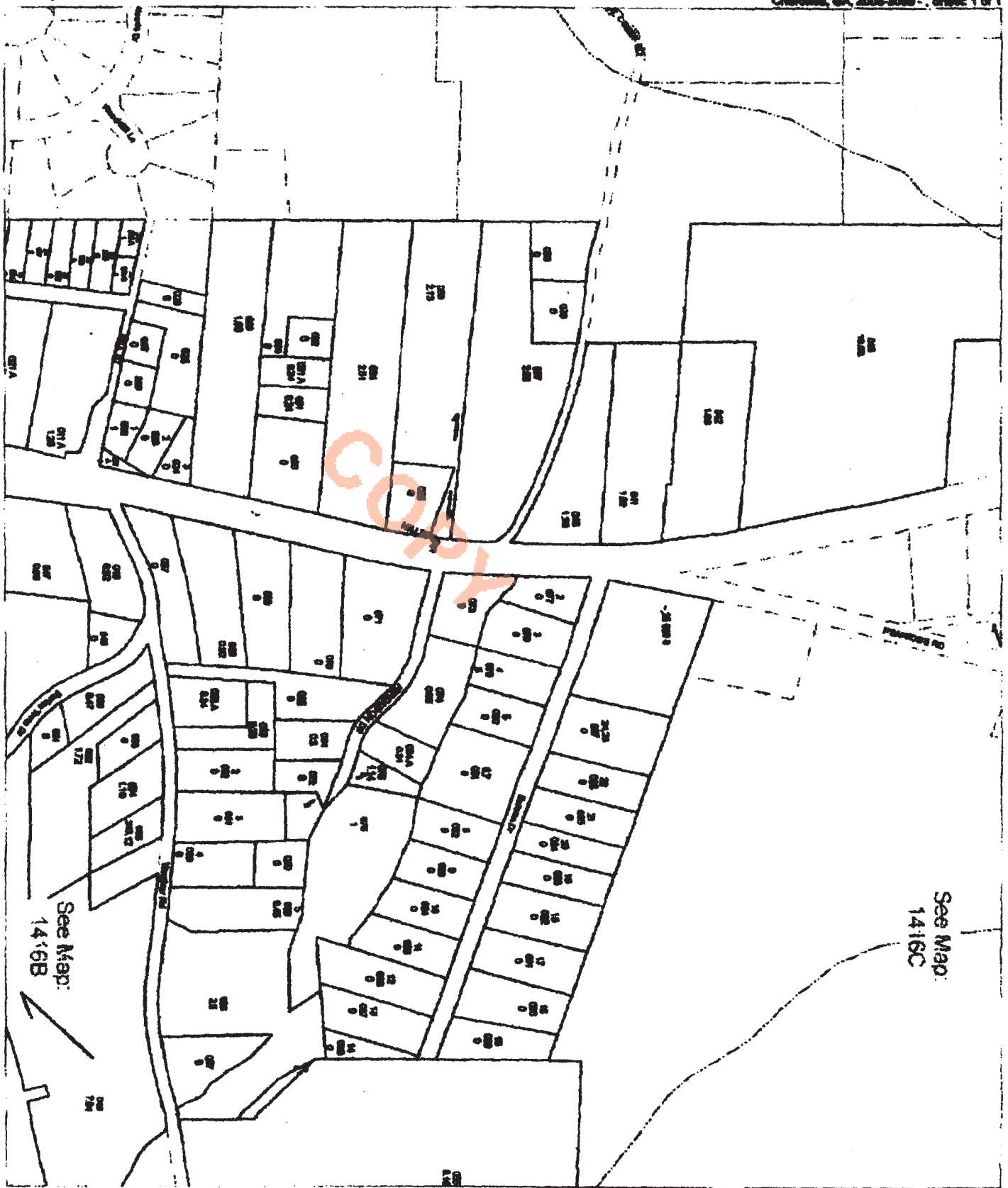
Alexia Williams
WITNESS

Andra L. Moore
ANDRA L. MOORE

SWORN TO AND SUBSCRIBED BEFORE
ME THIS DAY OF , 2010.

Patricia Daniels
NOTARY PUBLIC





SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME moore	FIRST NAME andra	MIDDLE	Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) 1315 reinhardt college pkwy			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 2/16/2010	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 LAST NAME mcphail	FIRST NAME johnnie	MIDDLE m	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1298 reinhardt college pkwy			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 14n16b037	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

265.134

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 23rd day of June in the year of our Lord One Thousand Nine Hundred and Seventy-nine between JOHN R. PAYNE

of the State of Georgia and County of Cherokee of the first part, and HAROLD PAYNE

of the State of Georgia and County of Cherokee of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part his heirs and assigns, all that tract or parcel of land lying and being in original Land Lot No. 155 of the 14th District and 2nd Section of Cherokee County, Georgia, being designated as Parcel No. 5 in Plat of Survey of property of John Payne, made by Robert J. Aikens Associates, Professional Planners and Land Surveyors, dated May 29, 1978 containing 28.35 acres and being more particularly described as follows:

BEGINNING at an iron pin located on the original South line of said Land Lot No. 155 and which point is located 911.2 feet North 87° 14' 20" West from an iron pin located at the original Southeast corner of said Land Lot No. 155; thence continuing along the South line of said Land Lot No. 155 North 87° 14' 20" West 911.2 feet to an iron pin; thence North 00° 51' 50" East 1341.3 feet to an iron pin; thence South 89° 05' 40" East 910.7 feet to an iron pin; thence South 00° 51' 50" East 1370.8 feet to point of beginning.

Cherokee County, Georgia

Real Estate Transfer Tax

Paid \$

552

Date

6/25/79

Clerk of Superior Court

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT

Filed in office, this 25 day of June

1979 at 11:25 A.M. Recorded in Book 265

Page 134 this 25 day of June 1979

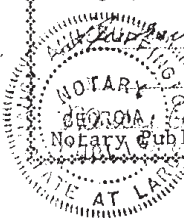
Annette Fleming Clerk

TO HAVE AND TO HOLD, The said bargained premises, together 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 JOHN R. PAYNE the said party of the second part, his heirs and assigns forever in Fee Simple

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:



John R. Payne

John R. Payne

(Seal.)

(Seal.)

(Seal.)

Rec. 6-25-79

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

Nancy Cochran Maddox
Attorneys at Law, P.C.
23 Mary Street
Jasper, GA 30143
706-253-3707

STATE OF GEORGIA

COUNTY OF PICKENS

WARRANTY DEED

**Joint Tenants With Rights of Survivorship
(Deed Service Only)**

THIS INDENTURE, made and entered into this 8th day of January, 2021, between Kenneth J. Payne a/k/a Kenneth Payne (herein referred to as "Grantor"), and Kenneth Jerome Payne and Melissa Kay Payne, as joint tenants with rights of survivorship (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantees, for and during their joint lives, and, upon the death of either of them, in fee simple, together with every contingent remainder and right of reversion, and the heirs, successors and assigns, of the said survivor, the following described property, to-wit:

Tract I

All that tract or parcel of land lying and being in Land Lot 155 of the 14th District, 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed begin in the original Southeast corner of Land Lot No. 155, said point also being the common land lot corner of Land Lot Nos. 155, 170, 156 and 169; thence along the original land lot line on the East side of Land Lot No. 155 North 00 degrees 51 minutes 50 seconds East a distance of 430.00 feet to an iron pin which is the beginning point of the property herein conveyed; thence continuing along said land lot line North 00 degrees 51 minutes 50 seconds East a distance of 970.30 feet to an iron pin; thence leaving said land lot line North 89 degrees 05 minutes 40 seconds West a distance of 359.15 feet to an iron pin; thence South 00 degrees 51 minutes 50 seconds West a distance of 970.30 feet to an iron pin; thence South 89 degrees 05 minutes 40 seconds East a distance of 359.15 feet to the point of beginning.

Said tract containing 8.00 acres and being more particularly shown on plat of survey prepared by Jerry Thacker & Associates, registered surveyors, dated April 29, 1986 and recorded in Plat Book 30, Page 84, plat records, Cherokee County, Georgia.

Tract II

All that tract or parcel of land lying and being In Land Lot 155 of the 14th District, 2nd Section, Cherokee County, Georgia and containing 2.00 acres as

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2854316343

shown on a plat of survey for Tony J. Payne and prepared by Robert J. Cagle, dated July 17, 1997, and being more particularly described as follows:

To ascertain the BEGINNING POINT of the property herein conveyed, begin at a point formed by the intersection of the Southerly right-of-way or Old Shoal Creek Road (30 foot right-of-way) and the East land lot line of Land Lot 155; thence along the Southerly right-of-way of Old Shoal Creek Road (30 foot right-of-way) in a Northwesterly direction a distance of 369.88 feet to a rebar, said rebar being the BEGINNING POINT of the property herein conveyed; thence leaving said right-of-way South 02 degrees 03 minutes 45 seconds East a distance of 501.53 feet to a rebar; thence South 88 degrees 02 minutes 35 seconds West a distance of 182.89 feet to a point; thence North 02 degrees 03 minutes 45 seconds West a distance of 392.98 feet to a point, said point being located on the Southeasterly right-of-way of Old Shoal Creek Road (30 foot right-of-way); thence along said right-of-way the following courses and distances: North 40 degrees 07 minutes 10 minutes East a distance of 188.55 feet to a point; thence South 85 degrees 01 minutes 11 Seconds East a distance of 28.93 feet to a point; thence South 78 degrees 40 minutes 47 seconds East a distance of 43.92 feet to a rebar, said rebar being the BEGINNING POINT of the property herein conveyed.

Tract III

All that tract or parcel of land lying and being in the 14th District, 2nd Section of Cherokee County, Georgia being part of original Land Lot 155 and being more particularly described as follows:

BEGINNING at an iron pin located at the original Southeast corner of Land Lot 155, said point of beginning also being the common corner of Land Lot 155, 170, 156 and 169; thence along the original South line of said Land Lot 155 North 87° 14' 20" West 210 feet to a point; thence North 00° 51' 50" East 210 feet to a point; thence South 87° 14' 20" East 210 feet to a point on the original East line of said Land Lot 155; thence along said original line South 00° 51' 50" West 210 feet to iron pin and point of beginning. Said tract being a portion of the property conveyed to Donald J. Payne in a Warranty Deed from Harold Payne, et.al. in June, 1983. Also said property being a portion of the property as shown by Plat of Survey prepared by Robert J. Aikens Associates, Registered Surveyor, dated May 29, 1978, recorded in Plat Book 14, Page 176, Cherokee County, Georgia Plat Records.

There is also conveyed herein a right of way for a Road 20 feet in width, which runs from its point of intersection from the Southerly side of Old Shoal Creek Road in the Easterly portion of Land Lot 155 and which private Road runs in a generally Southerly direction through the Easterly portion of Land Lot 155 to the property conveyed herein. Said private Road is to be Surveyed and a Plat made thereof and which Road is to afford ingress and egress to and from said Old Shoal Creek Road to the property herein conveyed.

Tract IV

All that tract or parcel of land lying and being in the 11th District and 2nd Section of Cherokee County, Georgia, being part of original Land Lot No. 155, and being Parcel No. 3, according to Plat of survey of said original Land Lot No. 155, prepared by Robert J. Aikens, R.S., dated May 29, 1978, a copy of which Plat is recorded in Plat Book 14, Page 176, Cherokee County, Georgia Plat Records. Said Parcel No. 3, containing 28.75 acres according to said Plat of Survey, and being more particularly described as follows: BEGINNING at an iron pin located at the original Northeast corner of said Land Lot 155, thence along the original Northeast corner of said Land Lot 155, South 00 degrees 51 minutes 50 seconds West 1375.0 feet to an iron pin on said original line, thence North 89 degrees 05

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 2854316343

minutes 40 seconds West 910.7 feet to an iron pin; thence North 00 degrees 51 minutes 50 seconds East 1375.0 feet to an iron pin on the original North line of said Land Lot, thence along said original line South 89 degrees 05 minutes 40 seconds East 910.7 feet to POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TRACTS:

1. That tract conveyed to Sandra Ann Hulsey from Pauline Ray by Warranty Deed dated June 16, 1987 and recorded in Deed Book 664, Page 336, Cherokee County Records, which Deed is incorporated herein by reference for a more complete description of the tract.
2. That tract conveyed to Sandra Ann Hulsey from Pauline Ray by Warranty Deed dated June 16, 1987 and recorded in Deed Book 664, Page 337, Cherokee County Records, which Deed is incorporated herein by reference for a more complete description of the tract.
3. That tract conveyed to Sandra Hulsey from Pauline Payne Ray by Warranty Deed dated November 30, 1987 and recorded in Deed Book 675, Page 656, Cherokee County Records, which Deed is incorporated herein by reference for a more complete description of the tract.
4. That tract conveyed to Vivian Mason from Pauline Ray by Warranty Deed dated June 16, 1987 and recorded in Deed Book 696, Page 191, Cherokee County Records, which Deed is incorporated herein by reference for a more complete description of the tract.
5. That tract conveyed to Vivian Mason from Pauline Payne Ray by Warranty Deed dated November 30, 1987 and recorded in Deed Book 696, Page 192, Cherokee County Records, which Deed is incorporated herein by reference for a more complete description of the tract.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantees, for and during their joint lives, and upon the death of either of them, then to the survivor of them forever in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs, successors and assigns of said survivor.

AND THE SAID GRANTOR for Grantor and its heirs, successors and assigns does hereby warrant that Grantor has good and marketable fee simple title to said property free of encumbrances and restrictions except as herein stated, and Grantor does and will warrant and defend the title to said premises against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly signed, sealed and delivered this deed on the date above written.

Signed, sealed and delivered this 8th day
of January, 2021, in the presence of:

Megan L. Martin
Witness

[Signature]

Notary Public

Susan C Pearson
NOTARY PUBLIC

Pickens County, GEORGIA

My Commission Expires 12/06/2024

Kenneth J. Payne a/k/a Kenneth Payne
Kenneth J. Payne a/k/a Kenneth Payne

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY****PT-61 028-2021-000580**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Payne	FIRST NAME Kenneth	MIDDLE J.	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 20 Dogwood Trace			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marble Hill, GA 30148 USA		DATE OF SALE 1/8/2021	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 Payne	FIRST NAME Kenneth	MIDDLE Jerome	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 20 Dogwood Trace			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Marble Hill, GA 30148 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 14N16014 14N16015 14N16017		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

Payne, Melissa Kay

5795

on PG
1919 042

Georgia, Cherokee County
Filed in office this 8 day of Sept 19 94
at 10:30 AM. Recorded in Book 422
this 9 day of Sept 19 94
Anne M. Rneau
Clerk Superior Court
111 Probate Court
90 N. St.
Canton, Ga 3014
Estate No. 9284

CERTIFICATE OF ORDER OF YEAR'S SUPPORT
(Pursuant to O.C.G.A. §53-5-11)

GEORGIA, CHEROKEE COUNTY

DATE ORDER GRANTED: September 6, 1994

GRANTOR: (NAME OF DECEASED) Leonard Charles Payne

GRANTEE: (NAME OF WIDOW, INCLUDING (MAIDEN)(MIDDLE) NAME,
~~AND DATE OF BIRTH AND AGE OF EACH~~
~~MINOR~~ Mary Ruth Young Payne
Widow

Legal Description of Real Property and Interest Therein:
All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and being part of original Land Lot No. 155 and being more particularly described as follows:

BEGINNING at an iron pin located on the original North line of said Land Lot No. 155 and which point is located North 89 degrees 05 minutes 40 seconds West 910.7 feet from an iron pin located at the original Northeast corner of said Land Lot No. 155; thence along the original North line of said Land Lot No. 155 North 89 degrees 05 minutes 40 seconds West 910.7 feet to an iron pin; thence South 00 degrees 51 minutes 50 seconds West 1375.0 feet to an iron pin; thence South 89 degrees 05 minutes 40 seconds East 910.7 feet to an iron pin; thence North 00 degrees 51 minutes 50 seconds East 1375.0 feet to an iron pin and point of beginning. Said tract containing 28.75 acres. This being Parcel 2 of the John Payne Subdivision.

Also land in _____ Count(y)(ies).

Certificate prepared by:
W. G. Hasty, Jr.
SIGNATURE OF ATTORNEY
William G. Hasty, Jr.

I do hereby certify that the information herein is true and correct.

JUDGE OF THE PROBATE COURT

By: William M. Hasty
JUDGE PROBATE COURT OF CHEROKEE COUNTY

Delivered to Anne Rneau, Clerk SC. September 6, 1994

Rec'd 9-9-94

ANNE M. RNEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording Return ToName: Rita BARNHARTAddress: 8651 Cumming HwyCartersState: GA Zip Code: 30115

Space Above This Line for Recorder's Use

GEORGIA QUIT CLAIM DEED

STATE OF GEORGIA

Cherokee COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One dollar ROLAND (\$ 1.00) in hand paid to Estate of Robert E. Roland a deceased, residing at deceased, County of Pickens, City of Ranger, State of Ga (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Linda Ann Roland, a female, residing at 1648 Bryant Road, County of Pickens, City of Ranger, State of Ga (hereinafter known as the "Grantee(s)") all interest which I (we) have, if any in the following described real estate, situated in Cherokee County, Georgia, to-wit:

one half interest in and to all property listed on Exhibit "A" attached

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Linda Roland
Grantor's Signature

Linda Ann Roland, Administrator Estate of Robert Earl Roland

Grantor's Name

1648 Bryant Road, Ranger, GA 30734

Address

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Barbara M Hill
Witness's Signature

Barbara M. Hill

Witness's Name

53 Cozy Valley

Address

Talking Rock, Ga 301

City, State & Zip

Melissa Pritchett
Witness's Signature

Melissa Pritchett

Witness's Name

311 Taylor Leigh Ct

Address

Ball Ground GA 30107

City, State & Zip

STATE OF GEORGIA)

COUNTY OF Cherokee)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Ann Roland whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that; being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of November, 2021.

Not. Banhart
Notary Public

My Commission Expires: 1-18-2024

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

11/5/21, 8:14 AM

Landmark Web Official Records Search

KCP-437

EXHIBIT "A"

All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia, being part of original Land Lot No. 155, and being designated as Parcel NO. 1, in Plat of Survey of said Land Lot No. 155, prepared by Robert J. Aikens, R.S., dated May 29, 1978, a copy of which is recorded in Plat Book 14, Page 176, Cherokee County, Georgia Plat Records. Said Parcel No. 1, containing 28.74 Acres according to said Plat of Survey, and being more particularly described as follows:

BEGINNING at an iron pin located at the original Northwest corner of said Land Lot No. 155, thence South 89 degrees 05 minutes 40 seconds East along the original North line of said Land Lot 890.1 feet to an pin on said original line, thence South 00 degrees 51 minutes 50 seconds West 1375.0 feet to an iron pin, thence North 89 degrees 05 minutes 40 seconds West 930.86 feet to an iron pin located on the original West line of said Land Lot No. 155, thence along said original line North 02 degrees 33 minutes 40 seconds East 1375.57 feet to POINT OF BEGINNING.

The above-described property is a portion of the property that was owned by John R. Payne, deceased, died intestate, a resident of Cherokee County, Georgia, on October 4, 1979. The said John R. Payne was survived by his widow, Edna Bertha Payne and six children. The said Edna Bertha Payne, died intestate, a resident of Cherokee County, Georgia, on September 20, 1982.

No indebtedness is owed by either the estate of John R. Payne, deceased, or the estate of Mrs. Edna Bertha Payne, deceased, and all of the heirs at law of said John R. Payne and Edna Bertha Payne, sui juris, and laboring under no disabilities. The parties to this Deed, constitute all of the children of said John R. Payne and Edna Bertha Payne, both deceased, and they together, constitute all of the heirs at law of said deceased persons. This Deed is made in conformity with the Laws of inheritance, descent and distribution of the State of Georgia; and is made in conformity with the provisions of the Last Will and Testament of the said Edna Bertha Payne, deceased. Both John R. PAYNE AND Edna Bertha Payne died residents of Cherokee County, Georgia. Harold Payne, the Executor named in the Last Will and Testament of Edna Bertha Payne, deceased, executes this Deed indicating his acquiescence in the execution of this Deed which forms part of the overall division of the Estates of said John R. Payne and Edna Bertha Payne, deceased, the other children of said deceased individuals already having acquired Deeds for their interest in said estates other than Linda Ann Payne Roland and Pauline Payne Ray, but both of whom are this date receiving Deeds from the other heirs at law of said deceased in conformity with the agreed division of said estates.

Also, conveyed to the Grantee, an Easement for a Road leading into the above property from the existing Road, in order to afford ingress and egress to and from the above property. Said Easement not to exceed 30 feet in width and to be located and built entirely at the expense of the Grantee herein, in such manner to cause a minimum of injury and damage to the other property owners through whose property such Roadway is constructed.

Rec 3-7-85

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

11/5/21, 8:14 AM

Landmark Web Official Records Search

444-436

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 parties of the second part, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID part of the first part, for heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, as hereinabove provided, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part of the first part ha hereunto set hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:



Raymond Eugene Fry (Seal)
James L. Fry (Seal)
Donald J. Fry (Seal)
Timothy L. Fry (Seal)
James L. Fry (Seal)

WARRANTY DEED (Jointly for Life With Remainder to Survivor)	FROM	TO
	GEORGIA, Cherokee County. Clerk's Office, Superior Court.	
Filed for Record <u>6</u> day of <u>March</u> 19 <u>85</u> at <u>2:05</u> P.M., and Recorded in Deed Book <u>444</u> Folio <u>435</u> <u>March 7, 1985</u> <u>Annette H. Flagler</u> , Clerk.		

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

11/5 14 AM

Landmark Web Official Records Search

444-435

STATE OF GEORGIA

CHEROKEE

COUNTY

THIS INDENTURE, Made this 6th day of March in the
 Year of Our Lord One Thousand Nine Hundred and Forty- Eighty Five between
 Mrs. Pauline Payne Ray, Harold Payne, Mrs. Eva Payne Young,
 Leonard C. Payne and Donald J. Payne

of the State of Georgia and County of Cherokee of the first part, and

Linda Ann Payne Roland and Robert Earl Roland

of the State of Georgia and County of Pickens of the second part,

WITNESSETH: That the said part of the first part, for and in consideration of the sum of

One Dollar and for division of property Dollars,

in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby
 acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant,
 bargain, sell and convey unto the said parties of the second part for and during their joint lives, and,
 upon the death of either of them, then to the survivor of them, in fee simple, together with every con-
 tingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following de-
 scribed property:

See property description designated "Exhibit A",
 attached hereto and made a part hereof.

FILED IN OFFICE
 CLERK OF SUPERIOR COURT
 CHEROKEE COUNTY, GA.
 1985 MAR -6 PM 2:05 Book
 444
 Page
 435
 ANNETTE FLEMING, CLERK

Cherokee COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID None

DATE March 6, 1985

Annette Fleming
 CLERK OF SUPERIOR COURT

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

REQUEST TO COMBINE PARCELS FOR THE 2007 TAX YEAR

OWNER NAME: ROLAND ROBERT LINDA ANN RECEIVED JAN 12 2007
DATE: _____

MAILING ADDRESS: 1648 BRYANT CT

RANGER 30734

PHONE NUMBER: 706 337 2261

MAP & PARCEL#	RF	PARCEL LOCATION	ACRES
~~14~~ N 16 020		LL 155 DIST 14	28.74 ✓
14 N 16 003		LL 134 DIST 14	1.35
14 N 16 004		LL 134 DIST 14	1.35
14 N 16 005		LL 134 DIST 14	1.35
TOTAL COMBINED ACREAGE:			32.79

I DO HEREBY REQUEST THAT THE PARCELS LISTED ABOVE BE COMBINED INTO ONE PARCEL FOR TAX PURPOSES FOR THE _____ TAX YEAR. I FURTHER STATE THAT THERE ARE NO OUTSTANDING PROPERTY TAXES DUE ON THE ABOVE PARCELS AS OF THIS DATE. FURTHERMORE I UNDERSTAND THAT IF ANY ONE OF THE PARCELS IDENTIFIED ABOVE DOES NOT MEET THE CRITERIA LISTED BELOW THAT THIS REQUEST MAY BE DENIED.

x Linda A. Roland
(SIGNATURE)

1-18-2007
(DATE)

NOTE: A request received prior to April 1 of the current tax year will be considered timely for that tax year. Any request made after April 1 will only be considered for the following tax year. To be eligible for parcels to be combined together the following criteria must be clearly met:

- ALL parcels must be physically contiguous, similarly used & zoned.
- The OWNERSHIP of all parcels must be exactly the same as of January 1 of this tax year.
- NO OUTSTANDING TAXES can be owed on any of the properties.
- Parcels under CURRENT USE COVENANT (i.e. CONSERVATION USE) cannot be combined.

PARCEL NUMBER TO KEEP:	14 N 16 020
TOTAL COMBINED ACREAGE:	32.79 ACRES
DATE COMPLETED BY MAPPING DEPT:	/ /
DATE ENTERED INTO SYSTEM:	/ /

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2021-015253

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Roland	FIRST NAME Estate of	MIDDLE R. Earl	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 1648 Bryant Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Ranger, GA 30734 USA		DATE OF SALE 11/8/2021	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	\$82,000.00	
BUYER'S LAST NAME Roland	FIRST NAME Linda	MIDDLE Ann	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1648 Bryant Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	(\$81,999.00)	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Ranger, GA 30734 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 Old Shoal Creek			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton	MAP & PARCEL NUMBER 14 N 16 020		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES 32.79	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:
Dyer & Rusbridge, P.C.
291 East Main Street
Canton, GA 30114
(770) 479-7418

Deed Preparation Only

----- [Space Above This Line for Recording Date] -----

EXECUTOR'S DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this the 21 day of January, 2022, by and between **DAVID KNOX STONE and ELIZABETH STONE BARRETT as Executors of the Last Will and Testament of HELEN FLEMING STONE**, deceased, of the State of Georgia, County of Cherokee, as Parties of the First Part (hereinafter called "Grantor") and **SARAH RICHARDS and JASON STONE as Executors of the Last Will and Testament of GEORGE FRANK STONE**, deceased, of the State of Georgia, County of Cherokee, Parties of the Second Part, (hereinafter called "Grantees"):

WITNESSETH, That the said Grantor (acting under and by virtue of the power and authority to sell and convey property as conferred by the terms of the said Last Will and Testament, duly probated in the Probate Court of Cherokee County, Georgia, Estate No. 2007ES0110), for and in consideration of the sum of TEN 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 Grantees the following property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and being part of the original land lot No. 171, and described as follows:

BEGINNING at the Northeast corner of Ernest Stone property and West along the Stone property line to John Payne's property about 600 feet; thence North Payne line a distance of 200 feet to stake corner; thence East a straight line to Waleska Highway; thence South along Highway no. 140 to the corner of the Stone property.

This Tract being the same tract described as "Tract I" in Deed Book 147, page 492, Cherokee County, Georgia records.

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 Grantee, his successors and assigns, forever, in Fee Simple.

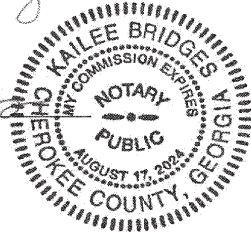
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Kelly Cooney
Witness

David Knox Stone (SEAL)
**DAVID KNOX STONE as Executor of the Estate of
HELEN FLEMING STONE**

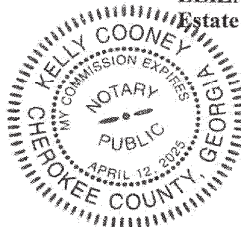
Kailee Bridges
Notary Public



Kailee Bridges
Witness

Elizabeth Stone Barrett (SEAL)
**ELIZABETH STONE BARRETT as Executor of the
Estate of HELEN FLEMING STONE**

Kelly Cooney
Notary Public



PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY****PT-61 028-2022-000828**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME David Knox Stone & Elizabeth Stone Barrett as Executors o ...*				Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) P.O. Box 232				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 30169 USA		DATE OF SALE 1/21/2022		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 Sarah Richards & Jason Stone as Executors of the Last Wil ...*				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 258 S. Mountain Brook Way				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Ball Ground, GA 30107 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 14N16C 008		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

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

SELLER'S BUSINESS NAME: David Knox Stone & Elizabeth Stone Barrett as Executors of the Last Will & Testament of Helen Flemin

BUYER'S BUSINESS NAME: Sarah Richards & Jason Stone as Executors of the Last Will & Testament of George Frank Stone

Robert M. Young
P.O. Box 721
Canton, Ga. 30114
1/1
10⁰⁰
17751

BK PG

6042 293

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

03 APR 14 AM 8-35

BOOK 6042 PAGE 293

Anne M. Renshaw

NO Book
Page ypt.

STATE OF GEORGIA
COUNTY OF CHEROKEE

C O R R E C T I V E D E E D

THIS INDENTURE, made this 1st day of April 2003 by and between

JUD YOUNG and EVA PAYNE YOUNG

parties of the first part, hereinafter referred to as "Grantor," and

ROBERT M. YOUNG

party of the second part, hereinafter referred to as "Grantee," the words "Grantor" and "Grantee" to include the neuter, masculine and feminine genders, the singular and the plural;

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, the Grantor has and hereby does remise, release, convey and forever quit claim unto Grantee and the heirs, legal representatives, successors and assigns of Grantee:

All that tract or parcel of land lying and being in the 14th District, 2nd Section of Land Lot 155, and more particularly described as follows:

TO FIND THE POINT OF BEGINNING, locate the common corners of Land Lots 135, 154, 134 and 155; thence South 80° 04' 55" East a distance of 978.16 feet to a point; thence South 00° 41' 30" West a distance of 1376.16 feet to an iron stake found; thence South 00° 51' 50" West a distance of 346.58 feet to a point; thence North 84° 22' 35" West a distance of 162.21 feet, which is the POINT OF BEGINNING; thence South 00° 11' 10" West a distance of 269.11 feet to an iron pin set; thence South 68° 08' 00" West a distance of 109.04 feet to an iron pin set; thence South 89° 05' 10" West a distance of 144.77 feet to an iron pin set; thence North 07° 51' 55" West a distance of 356.71 feet to an iron pin set; thence South 82° 02' 40" East a distance of 298.51 feet to an iron pin set; which is the POINT OF BEGINNING. Reference is made herein to plat of Survey for Robert M. Young on January 10, 2000 by Wikle Land Surveying, P.C., RLS No. 2578 and made a part hereof by said reference.

This conveyance to be recorded specifically for the purpose of correcting reading of metes and bounds in Quit Claim Deed dated March 21, 2003.

TO HAVE AND TO HOLD said tract or parcel of land in order that neither the Grantor nor any person claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said land or any of the rights, members and appurtenances thereof.

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

Signed, Sealed and Delivered
in the presence of:

Penny J. Chambers
Witness

William C. Bryant
Notary Public

MY COMMISSION EXPIRES MAY 11, 2005



Jud Young (SEAL)
Jud Young
Eva Payne Young (SEAL)
Eva Payne Young

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX

PAID 0-0
DATE 4-14-03

Anne M. Renshaw
CLERK OF SUPERIOR COURT

Rec 5-27-03

04375

WARRANTY DEED

BOOK 903 PAGE 23

STATE OF GEORGIA, COUNTY OF CHEROKEE

THIS INDENTURE, made the 14TH day of SEPTEMBER, in the year one thousand nine hundred NINETY, between

MICHAEL R. YOUNG AKA MICHAEL RAY YOUNG AND BONNIE P. YOUNG

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

MICHAEL R. YOUNG AND BONNIE P. YOUNG

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).

WITNESSTH that Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) 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 Grantee.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING A TRACT OF LAND CONTAINING 2.28 ACRES, AS SHOWN ON PLAT OF SURVEY MADE BY WEST GEORGIA ENGINEERS & SURVEYORS, DATED SEPTEMBER 14, 1990 FOR MICHAEL R. YOUNG AND BONNIE P. YOUNG, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE SOUTHWEST CORNER OF LAND LOT 155; THENCE NORTH 02 DEGREES 33 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF LAND LOT 155 A DISTANCE OF 315.0 FEET TO AN IRON PIN; THENCE SOUTH 87 DEGREES 14 MINUTES 20 SECONDS EAST 315.0 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 33 MINUTES 40 SECONDS WEST 315.0 FEET TO AN IRON PIN LOCATED ON THE SOUTH LINE OF LAND LOT 155; THENCE NORTH 87 DEGREES 14 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF LAND LOT 155 A DISTANCE OF 315.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN ACCESS LICENSE DATED SEPTEMBER 30, 1989, AND RECORDED IN DEED BOOK 857, PAGE 294, AFORESAID RECORDS, AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY ACQUIRED BY GRANTORS UNDER BOUNDARY LINE AGREEMENT DATED FEBRUARY 6, 1986 AND RECORDED IN DEED BOOK 509, PAGE 581, AFORESAID RECORDS.

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID none
DATE 9-26-90
Annette Fleming
CLERK OF SUPERIOR COURT

Georgia, Cherokee County
Filed in office this 26th day of Sept, 1990
and Recorded in Book 903, Page 23
this 27th day of Sept, 1990
Annette Fleming
Clerk Superior Court

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

Signed, sealed and delivered in the presence of:

[Signature]
Notary Public

Michael R. Young (Seal)
MICHAEL R. YOUNG AKA
Michael Ray Young (Seal)
MICHAEL RAY YOUNG
Bonnie P. Young (Seal)
BONNIE P. YOUNG

MY COMMISSION EXPIRES MAY 4, 1993

BAJ-16

9/4 Pd 5.00
Rec. 9-27-90
Sellers, Atkinson & Jones
CLERK OF SUPERIOR COURT OF CHEROKEE COUNTY

Douglas David King
469 New Light Church Road
Canton, GA 30115

Transfer Tax \$55.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE made this 20th day of October 2008 by and between **MARY RUTH PAYNE**, of the State of Georgia, County of Cherokee, party of the first part, and **DOUGLAS DAVID KING**, of the State of Georgia, County of Cherokee, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the said party of the second part, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor the following described real property to wit:

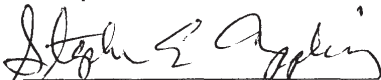
ALL THAT TRACT or parcel of land lying and being in the 14th District, 2nd Section of Cherokee County, Georgia, and being part of original Land Lot # 155, and being more particularly described as follows: Beginning at an iron pin located on the original North line of said Land Lot # 155, which point is located North 89° 05' 40" West a distance of 910.7 feet from an iron pin located at the original Northeast corner of said Land Lot # 155, 89° 05' 40" West a distance of 910.7 feet to an iron pin; thence South 00° 51' 50" West a distance of 1375.0 feet to an iron pin found; thence North 89° 05' 40" West a distance of 78.27 feet to an iron pin set and 10' wide gravel drive; thence South 40° 12' 39" East a distance of 74.41 feet to a point; thence South 51° 56' 52" East a distance of 99.66 feet to a point; thence South 42° 16' 16" East a distance of 69.62 feet to a point; thence South 36° 11' 9" East a distance of 200.46 feet to an iron pin set; thence South 89° 42' 13" East a distance of 534.89 feet to an iron pin set; thence North 00° 52' 53" East a distance of 321.22 feet to an iron pin/axle found along a barbed wire fence; thence North 89° 05' 40" West a distance of 831.62 feet to the POINT OF BEGINNING. Said tract containing 5.01 acres. (Map & Parcel 14N16 019)

TO HAVE AND TO HOLD the above described 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 party of the second part, in fee simple, together with every contingent remainder and right of reversion and to the heirs and assigns of said part of the first part.

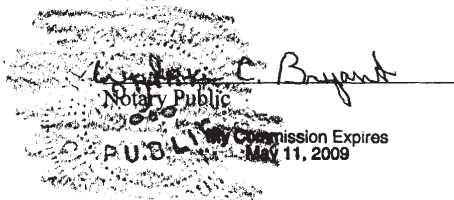
AND, SUBJECT to the title matters expressly set forth herein above, if any, party of the first part will warrant and forever defend the right and title to the above described property unto the party of the second part against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part have hereunto set her hands and affixed her seals, the day and year above written.

Signed, Sealed and Delivered
in the presence of:


Witness

 (SEAL)
Mary Ruth Payne


Notary Public
Commission Expires
May 11, 2009

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Payne	FIRST NAME Mary	MIDDLE Ruth	Exempt Code If no exempt code enter NONE		NONE
MAILING ADDRESS (STREET & NUMBER) 310 Lucky Street			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$55,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		DATE OF SALE 10/20/2008	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 King	FIRST NAME Douglas	MIDDLE David	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 469 New Light Church Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$55,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$55.00
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 14N16 019		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES 5.01	LAND LOT 155	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

Rec: \$14.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

After Recording Return to:
J. Christopher Geiger, PC
157 Reinhardt College Parkway, Ste 400
Canton, GA 30114

FILE NO. 16120468

EXECUTOR'S DEED

STATE OF GEORGIA COUNTY OF CHEROKEE

THIS INDENTURE is made this 10th day of February 2017, between **MICHAEL RAY YOUNG** and **ROBERT MILTON YOUNG**, as Co-Executors of the Last Will and Testament of **JUD RAY YOUNG**, (hereinafter referred to as the "Deceased"), late of Cherokee County, Georgia, ("Grantor") and **MICHAEL RAY YOUNG** and **ROBERT MILTON YOUNG**, (hereinafter jointly referred to as "Grantee") (the "Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTOR, acting individually and under and by virtue of the power and authority contained in the Last Will and Testament of **JUD RAY YOUNG** and pursuant to the Letters Testamentary dated November 21, 2014, Estate No. 2014-ES-0581, Cherokee County, Georgia Probate Court Records, and for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations 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 Grantee the following described property:

ALL THAT TRACT or parcel of land lying and being in the Land Lot 55 of the 14th District and 2nd Section, Cherokee County, Georgia, and being designated as PARCEL NO. 6, containing 28.92 acres according to a plat of survey entitled "Survey for John Payne" made by Robert J. Aikens Associates Land Surveyors, dated May 29, 1978, a copy of which is recorded in Plat Book 14 page 176 Cherokee County records and being more particularly described as follows:

BEGINNING at the original Southwest corner of Land Lot 155 designated by an iron pin; thence North 02 degrees 33 minutes 40 seconds East 1310.43 feet to an iron pin located on the original West line of said Land Lot No. 155; thence South 89 degrees 05 minutes 40 seconds East 930.86 feet to an iron pin; thence South 00 degrees 51 minutes 50 seconds West 1314.3 feet to an iron pin located on the original South line of said Land Lot No. 155; thence along said original line North 87 degrees 14 minutes 20 seconds West 970.2 feet to the point of beginning.

Rec: \$14.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

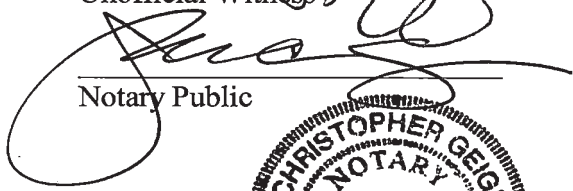
LESS and EXCEPT from the above described property is the property conveyed by Jud Young and Eva Payne Young to Robert M. Young by the Corrective Quit Claim Deed dated April 1, 2003 and recorded in Deed Book 6042 page 293 Cherokee County records.

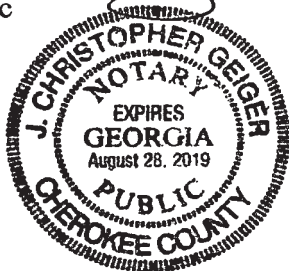
TO HAVE AND TO HOLD the Land with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, IN FEE SIMPLE in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the Deceased, and by the individual Grantor herein.

EXECUTED under seal as of the date above.

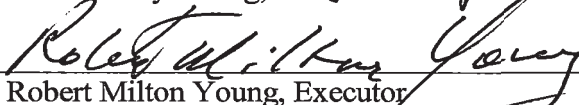
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



 (Seal)
Michael Ray Young, Executor

 (Seal)
Robert Milton Young, Executor

PT-61 (Rev. 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2017-001389

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Michael Ray Young and Robert Milton Young, as Co-Executor ...*				Exempt Code If no exempt code enter NONE	
MAILING ADDRESS (STREET & NUMBER) P O box 721				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30169 USA		DATE OF SALE 2/10/2017		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 LAST NAME Young		FIRST NAME Michael		3. Amount of liens and encumbrances not removed by transfer	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) P O Box 721				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30169 USA		Check Buyers Intended Use () 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)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER NTX	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 55	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE		PLAT BOOK
				PLAT PAGE	

ADDITIONAL BUYERS

Young, Robert Milton

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

SELLER'S BUSINESS NAME: Michael Ray Young and Robert Milton Young, as Co-Executors of Last Will and Testament of Jud Ray You

TO THE CITY OF CANTON MAYOR AND COUNCIL
CITY OF CANTON, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, LENNAR GEORGIA, LLC, hereinafter referred to as the
"Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for
Annexation and a Rezoning of certain real property lying and being within unincorporated
Cherokee County, Georgia, a more particular description and delineation of the subject property,
hereinafter referred to as the "Property", being set forth in said Applications.

2.

The Application for Rezoning of the property seeks a rezoning from the existing
categories of R-40, AG and GC, as established by the governing authority of Cherokee County to
the zoning category of R-10 in the City of Canton.

3.

The current R-40, AG and GC zoning classifications of the property and all
intervening classifications between same and R-10 as proposed by the Applicant are
unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I,
Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due
Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States.
This deprivation of property without due process violates constitutional prohibitions against the
taking of private property without just compensation.

4.

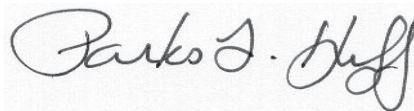
The zoning classifications of R-40, AG and GC and all intervening classifications between same and R-10 as proposed by the Applicant as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classifications do not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Canton's Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 29th of May, 2026.

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff", is written over a light gray rectangular background.

By: _____
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010