



**Action Requested/Required:**

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: \_\_\_\_\_
- Hearing Date: \_\_\_\_\_
- Voting Date: \_\_\_\_\_

**Department:** Administration **Presenter(s) & Title:** Bobby Dyer  
City Attorney

**Agenda Item Title:**

Discussion and Possible Action on a Quitclaim Deed at 142 Reinhardt College Parkway to Signet Clinical, LLC

**Summary:**

As part of the redevelopment of property in the Riverstone Master Plan, the City abandoned certain aging utility infrastructure and easements. As the properties are being sold, the buyers are requesting Quitclaim deeds for those areas from the City. The City has completed this process a number of times. Signet Clinical, LLC is seeking to build at 142 Reinhardt College Parkway and needs the Quitclaim to complete the purchase.

**Budget Implications:**

Budgeted?  Yes  No  N/A  
Total Cost of Project: \_\_\_\_\_ Check if Estimated   
Fund Source: General Fund  Water & Sewer  Sales Tax  Other: \_\_\_\_\_

**Staff Recommendations:**

The City Attorney recommends the discussion of and approval of the quitclaim deed with the following motion:  
"Motion to approve the Quitclaim Deed for 142 Reinhardt College Parkway and to authorize the Mayor to sign the deed."

**Reviews:**

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

**Attachments:**

Quitclaim Deed for 142 Reinhardt College Parkway

**PLEASE RETURN TO:**

First American Title Insurance Company  
3455 Peachtree Road NE, Suite 1700  
Atlanta, Georgia 30326  
Tax Parcel ID No. 14N22A060

CROSS REFERENCE TO: DEED BOOK 392 PAGE 363 CHEROKEE COUNTY, GEORGIA RECORDS
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**QUITCLAIM DEED**

THIS INSTRUMENT is made as of this \_\_\_\_ day of July 2024, by and between **CITY OF CANTON**, a political subdivision of the State of Georgia (“**Grantor**”), and **SIGNET CLINICAL, LLC**, a Georgia limited liability company (hereinafter referred to as “**Grantee**”), (the terms Grantor and Grantee to include their respective successors and assigns where the context hereof requires or permits).

WITNESSETH THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, released, remised, quitclaimed, and conveyed, and by these presents does hereby grant, release, remise, quitclaim and convey unto Grantee, Grantor’s interest in the real property described on **Exhibit A** attached hereto and by reference incorporated herein, together with any and all improvements, fixtures, and appurtenances located thereon (the “**Property**”).

The Quitclaim Deed is executed and delivered for the purpose of releasing all right, title and interest of Grantor in and to the Property under that certain Easement in favor of Grantor, dated October 10, 1983, and recorded in Deed Book 392, Page 363, in the office of the Clerk of the Superior Court of Cherokee County, Georgia.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, and appurtenances to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, forever, in FEE SIMPLE.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed under seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

\_\_\_\_\_  
Notary Public

My Commission Expires:  
\_\_\_\_\_

[NOTARIAL SEAL]

**GRANTOR:**

**CITY OF CANTON,**  
a political subdivision of the State of Georgia

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[SEAL]

## EXHIBIT A

### THE PROPERTY

#### TAX PARCEL # 14N22A060

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Canton, Land Lot 192 of the 14th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

**COMMENCING** at the southwesterly end of the mitered intersection of the southerly R/W line of Dr. Martin Luther King Jr. Boulevard (112' R/W) with the easterly R/W line of Reinhardt College Parkway (variable width R/W); THENCE running along said R/W line of Reinhardt College Parkway the following courses and distances: along a curve to the right an arc distance of 266.47 feet, said arc having a radius of 1066.45 feet, and a chord bearing South 09 degrees 04 minutes 29 seconds East a chord distance of 265.77 feet to an X-mark found, said point being the **POINT OF BEGINNING**.

THENCE leaving said R/W line of Reinhardt College Parkway North 87 degrees 52 minutes 11 seconds East a distance of 19.96 feet to a PK nail found at the centerline of an asphalt driveway; THENCE North 80 degrees 43 minutes 27 seconds East a distance of 275.64 feet to a 5/8" rebar found; THENCE North 09 degrees 42 minutes 56 seconds West a distance of 335.60 feet to a PK nail found; THENCE North 06 degrees 26 minutes 47 seconds West a distance of 20.00 feet to a PK nail found on the southerly R/W line of Dr. Martin Luther King Jr. Boulevard; THENCE running along said R/W line of Dr. Martin Luther King Jr. Boulevard and along a curve to the right an arc distance of 86.12 feet, said arc having a radius of 1089.92 feet, and a chord bearing North 85 degrees 39 minutes 10 seconds East a chord distance of 86.10 feet to an iron pin set; THENCE leaving said right-of-way South 39 degrees 04 minutes 52 seconds West a distance of 88.87 feet to an iron pin set; THENCE South 09 degrees 42 minutes 56 seconds East a distance of 289.12 feet to an iron pin set; THENCE South 05 degrees 52 minutes 50 seconds West a distance of 282.13 feet to an iron pin set; THENCE South 18 degrees 54 minutes 38 seconds West a distance of 120.44 feet to an iron pin set; THENCE North 82 degrees 20 minutes 58 seconds West a distance of 230.67 feet to an iron pin set on the easterly R/W line of Reinhardt College Parkway; THENCE running along said R/W line of Reinhardt College Parkway the following courses and distances: North 05 degrees 47 minutes 16 seconds East a distance of 29.92 feet to a 5/8" rebar found; THENCE North 47 degrees 44 minutes 10 seconds West a distance of 47.17 feet to a 5/8" rebar found; THENCE North 05 degrees 52 minutes 50 seconds East a distance of 109.02 feet to a 5/8" rebar found; THENCE along a curve to the left an arc distance of 145.76 feet, said arc having a radius of 1066.42 feet, and a chord bearing North 02 degrees 11 minutes 17 seconds East a chord distance of 145.64 feet to an X-mark found; said point being the **POINT OF BEGINNING**.

Said tract or parcel of land containing 111,694 square feet or 2.564 acres.