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**After Recording Return To:**  
Hunt & Taylor Law Group, LLC  
1001 Riverside Drive, Suite A  
Gainesville, Georgia 30501

**STATE OF GEORGIA**

**COUNTY OF HABERSHAM**

**WARRANTY DEED**

THIS INDENTURE made this \_\_\_\_ day of July in the year of our Lord Two Thousand Twenty-Four between **HABERSHAM COUNTY BOARD OF COMMISSIONERS** of the State of Georgia and County of Habersham of the first part, and **GEORGIA MOUNTAIN WOMEN'S CENTER, INC.** of the State of Georgia and County of Habersham of the second part.

Witnesseth: That the said party of the first part, for and in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & O.V.C.), in hand paid, at and before the sealing and deliver 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 party of the second part, its heirs and assigns;

**All that tract or parcel of land, together with improvements thereon, lying and being in Land Lot 115 of the 10th Land District of Habersham County, Georgia containing 3.5586 acres, as shown by plat of survey prepared for Georgia Mountain Women's Center by Lovell, Duvall, Miller and Associates, Inc., G.R.L.S. dated March 17, 2003, and being more particularly described as follows: BEGINNING at the approximate corner of Land Lot 114, 115, 138 and 139, said corner being the Point of Commencement; thence South 87 degrees 21 minutes West for a distance of 3033.15 feet to a point of being the POINT OF BEGINNING; thence North 41 degrees 25 minutes West for a distance of 565.00 feet to a point; thence North 59 degrees 58 minutes East for a distance of 305.90 feet to a concrete monument found; thence South 48 degrees 12 minutes East for a distance of 301.15 feet to a R/W concrete marker; thence North 41 degrees 42 minutes East for a distance of 56.07 feet to a point along the edge of gravel drive; thence South 47 degrees 53 minutes East for a distance of 69.43 feet to a point along the gravel drive; thence South 39 degrees 53 minutes East for a distance of 31.72 feet to a point along the gravel drive; thence South 29 degrees 54 minutes East for a distance of 29.64 feet to a point along the gravel drive; thence South 03 degrees 32 minutes East for a distance of 19.58 feet to a point along the gravel drive; thence South 04**

degrees 57 minutes West for a distance of 31.09 feet to a point along the gravel drive; thence North 78 degrees 65 minutes West for a distance of 128.43 feet to a point along the gravel drive; thence South 20 degrees 45 minutes West for a distance of 316.00 feet to a point being the POINT OF BEGINNING.

This is a portion of the same property conveyed to Georgia Mountain Women's Center, Inc. by virtue of a Warranty Deed by Ethicon, Inc., dated November 16, 1998, recorded In Deed Book 421, page 190.

This is also the same property conveyed by the Georgia Mountain Women's Center to the Habersham County Board of Commissioners by virtue of a Warranty Deed by the Georgia Mountain Women's Center dated August 19, 2004, recorded in Deed Book 668, pages 713-714 and transferred pursuant to a Georgia Department of Community Affairs Community Development Black Grant No. 03p-y-068-1-2793.

**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 party of the second part, its heirs and assigns, forever, in Fee Simple.

**AND THE SAID** party of the first part, for itself and its 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, its heirs and assigns, against the claims of all persons whomsoever.

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

Signed, sealed and delivered

**HABERSHAM COUNTY BOARD OF COMMISSIONERS**

in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_(SEAL)  
By: Ty Akins, Chairman

\_\_\_\_\_  
Notary Public  
Commission Expires: \_\_\_\_\_

\_\_\_\_\_(SEAL)  
Attest: Brandalin Carnes, County Clerk