

**From:** Suzanne Hutchinson <shutchinson@gordoncounty.org>  
**To:** 'Annette Berry' <aberry@gordoncounty.org>  
**Date:** 12/03/2012 10:35 AM  
**Subject:** FW: Civil War Trust Property (Resaca, GA)

**Suzanne H. Smith**

Attorney for Gordon County, Georgia  
201 North Wall Street  
Calhoun, Georgia 30701  
(706)629-3795

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**From:** Kathy Robertson [mailto:krobertson@civilwar.org]  
**Sent:** Monday, December 03, 2012 9:58 AM  
**To:** Suzanne Hutchinson  
**Subject:** RE: Civil War Trust Property (Resaca, GA)

Hi Suzanne,

The donation would be contingent on an access agreement, which would permit the Civil War Trust to access the property for battlefield tours (giving certain amount of notice). Is that enough information? There are no other issues and it would be great to get on the agenda tomorrow.

Best,  
Kathy

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**From:** Suzanne Hutchinson [mailto:shutchinson@gordoncounty.org]  
**Sent:** Monday, December 03, 2012 9:19 AM  
**To:** Kathy Robertson  
**Subject:** RE: Civil War Trust Property (Resaca, GA)

I have reviewed the draft deed which you prepared and everything looks fine to me. Are there any other issues that we need to have the parties address prior to the approval of the deed by the Board of Commissioners? Our next commission meeting is tomorrow (Tuesday, December 4, 2012) and I can place this item on the agenda for the Board's approval of the donation from CWT if there are no further issues.

Please let me know as soon as possible as I will need to get this item to the County Clerk for inclusion on the agenda.

Thanks so much - Suzanne

**Suzanne H. Smith**

Attorney for Gordon County, Georgia  
201 North Wall Street  
Calhoun, Georgia 30701  
(706)629-3795

After recording return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DISTRICT OF COLUMBIA  
CITY OF WASHINGTON

**WARRANTY DEED**

THIS INDENTURE, made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2012, between **CIVIL WAR PRESERVATION TRUST**, a Virginia non-stock corporation, its successors and assigns (hereinafter referred to as "GRANTOR"), and, **GORDON COUNTY**, a political subdivision of the State of Georgia, its successors and assigns (hereinafter referred to as "GRANTEE"); the words GRANTOR and GRANTEE to include their respective heirs, legal representatives, successors and assigns where the context requires or permits.

**WITNESSETH:**

THAT GRANTOR, for and in consideration of this sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, transferred, sold, aliened, conveyed and confirmed, and

by these presents does grant, bargain, transfer, sell, alien, convey and confirm unto the said GRANTEE, all that tract or parcel of land lying and being in Land Lot 264 of the 13<sup>th</sup> District, 3<sup>rd</sup> Section of Gordon County, Georgia, in Fee Simple, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

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 whomsoever.

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

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness

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

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

[NOTORIAL SEAL]

**GRANTOR:**

CIVIL WAR PRESERVATION TRUST,  
a Virginia non-stock corporation

By: \_\_\_\_\_

Its: \_\_\_\_\_

Attest: \_\_\_\_\_

Its: \_\_\_\_\_

[CORPORATE SEAL]

## Exhibit "A"

### Legal Description

All that tract or parcel of land lying and being in Land Lot 264, 13th District, 3rd Section of Gordon County, Georgia, and being more particularly described as follows:

Beginning at a 2 inch flat iron at the northeast corner of Land Lot 264, said corner being the common corner of Land Lots 240, 241, 264 and 265; thence along the east line of Land Lot 264 South 00 degrees 04 minutes 52 seconds East, a distance of 387.37 feet to a point; thence leaving said land lot line South 86 degrees 03 minutes 33 seconds West, a distance of 534.36 feet to a point; thence due South, a distance of 574.02 feet to a point; thence North 50 degrees 44 minutes 56 seconds West, a distance of 42.32 feet to a point; thence North 73 degrees 57 minutes 14 seconds West, a distance of 23.72 feet to a point; thence North 89 degrees 03 minutes 18 seconds West, a distance of 26.32 feet to a point; thence South 79 degrees 43 minutes 34 seconds West, a distance of 61.51 feet to a point; thence South 89 degrees 19 minutes 32 seconds West, a distance of 61.18 feet to a point; thence North 70 degrees 01 minutes 17 seconds West, a distance of 56.34 feet to a point; thence North 80 degrees 48 minutes 03 seconds West, a distance of 39.06 feet to a point; thence South 67 degrees 13 minutes 58 seconds West, a distance of 62.52 feet to a point; thence North 28 degrees 36 minutes 29 seconds West, a distance of 23.91 feet to a 1/2" rebar; thence South 61 degrees 38 minutes 33 seconds West, a distance of 238.11 feet to a point; thence South 26 degrees 54 minutes 07 seconds East, a distance of 297.86 feet to a 1/2" rebar; thence North 50 degrees 33 minutes 22 seconds East, a distance of 251.46 feet to a 1/2" rebar; thence South 01 degrees 03 minutes 42 seconds East, a distance of 698.13 feet to a point on the north right of way line of Chitwood Road (30 foot right of way); thence along said right of way along a curve to the left, said curve having an arc distance of 29.73 feet, with a radius of 2,210.69 feet, and being subtended by a chord bearing of South 37 degrees 42 minutes 21 seconds West at a distance of 29.73 feet to a point; thence continuing along said right of way South 41 degrees 27 minutes 51 seconds West, a distance of 45.70 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 284.72 feet, with a radius of 803.64 feet, and being subtended by a chord bearing of South 57 degrees 00 minutes 39 seconds West at a distance of 283.23 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 120.02 feet, with a radius of 388.79 feet, and being subtended by a chord bearing of South 79 degrees 49 minutes 12 seconds West at a distance of 119.55 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 121.45 feet, with a radius of 188.52 feet, and being subtended by a chord bearing of North 72 degrees 52 minutes 49 seconds West at a distance of 119.36 feet to a point; thence continuing along said right of way North 59 degrees 51 minutes 54 seconds West, a distance of 87.32 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 162.87 feet, with a radius of 448.54 feet, and being subtended by a chord bearing of North 69 degrees 51 minutes 22 seconds West at a distance of 161.97 feet to a point; thence continuing along said right of way along a curve to the left, said curve having an arc distance of 137.35 feet, with a radius of 321.16 feet, and being subtended by a chord bearing of South 81 degrees 36 minutes 08 seconds West at a distance of 136.30 feet to a point; thence continuing along said right of way South 70 degrees 42 minutes 41 seconds West, a distance of 150.85 feet to a point on the east right of way line of U.S.

Highway 41 (60 foot right of way); thence along said right of way of U.S. Highway 41 North 11 degrees 40 minutes 28 seconds West, a distance of 460.81 feet to a point; thence continuing along said right of way along a curve to the right, said curve having an arc distance of 680.31 feet, with a radius of 925.50 feet, and being subtended by a chord bearing of North 09 degrees 23 minutes 02 seconds East at a distance of 665.10 feet to a point; thence continuing along said right of way North 30 degrees 26 minutes 32 seconds East, a distance of 1,069.77 feet to a point on the north line of Land Lot 264; thence leaving said right of way along said land lot line and the lands of Nance North 89 degrees 34 minutes 44 seconds East, a distance of 1,229.77 feet to a 2" flat iron; said point being the POINT OF BEGINNING.

Said tract or parcel containing 2,222,274 square feet or 51.02 acres, and more particularly shown as Parcel 4 on that certain survey prepared for The Trust for Public Land, et al. by Robert T. Armstrong, G.R.L.S. No. 1901 of Armstrong Land Surveying, Inc. dated June 23, 2008.