

Brandon Knight
770.548.5102
1016 Chatsworth Hwy
Calhoun, GA 30701

To Whom It May Concern:

My wife and I own 12.47 acres at 1715 Dews Pond Rd located on land lot 201, 14th district, 3rd section in Gordon County. It is currently resides under city zoning and we are requesting it be de-annexed back into the county. The reason for this request is to enable us to build 3 single family dwellings on the lot. The land is zoned R2(multi-family) which is exclusive to condos, apartments, etc. restricting us from building any single family dwellings. We plan to build two houses and a pool house on the property. Under city ordinances the road frontage per dwelling and location restrictions of house orientations, we can't do this. The lots adjacent to both sides of this are in the county and we request that this lot be de-annexed back into the custody of the county.

Thank you for your consideration

Recorded 08/25/2015 2:11
Doc: 40 Rcpt#: 309643
TRANSFER TAX: 81.10
TRANSFER TAX ID: 0642015001462
Grant Malraven, C.S.C.
GORDON County, Ga
DEED Bk: 1964 Pg: 310

Return Recorded Document to:
Cox, Byington, Brumlow & Twyman, LLP
1287 Curtis Parkway
Calhoun, GA 30703
File #: 0715G611

STATE OF GEORGIA,
COUNTY OF GORDON

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

This Indenture made this 20th day of August, 2015 between **John H. Boston, III**, of the County of Gordon, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Brandon Knight and Jennifer Knight**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, 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, the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 201 of the 14th District and 3rd Section of Gordon County, Georgia; and being Tract 7 and part of Tract 8 and being 14.49 acres of the B.F. Stone's Farm Subdivision as per plat recorded in Plat Book 19, Page 253, Gordon County, Georgia Records, which plat by reference is incorporated herein and made a part hereof.

LESS AND EXCEPT: ALL THAT TRACT OR PARCEL OF LAND lying and being in the 14th District and 3rd Section of Gordon County, Georgia, and being 2.02 acres off Land Lot 201 thereof and being more particularly described as follows: **TO FIND THE TRUE POINT OF BEGINNING** BEGIN at an iron pin located at the Southeast corner of the B.F. Stone Farm Subdivision and running thence North 90 degrees 00 minutes 00 seconds West along the South original line of Land Lots 200 and 201, 723.00 feet; thence North 00 degrees 56 minutes 38 seconds East 31.86 feet to an iron pin and the **THE TRUE POINT OF BEGINNING**, thence along Amakanata Road North 77 degrees 29 minutes 37 seconds West 135.30 feet; thence continuing along said road North 72 degrees 31 minutes 38 seconds West 149.32 feet; thence continuing along said road North 72 degrees 12 minutes 17 seconds West 89.59 feet to an iron pin; thence North 02 degrees 10 minutes 36 seconds East 240.00 feet; thence South 74 degrees 02 minutes 55 seconds East 368.87 feet; thence South 00 degrees 56 minutes 38 seconds West 240.00 feet to the **POINT OF BEGINNING**. Said lands being a part of Tract 7 of the B.F. Stone Farm Subdivision, a plat of said subdivision being recorded in Plat Book 1, Page 183, Plat Records of Gordon County, Georgia.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, 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.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

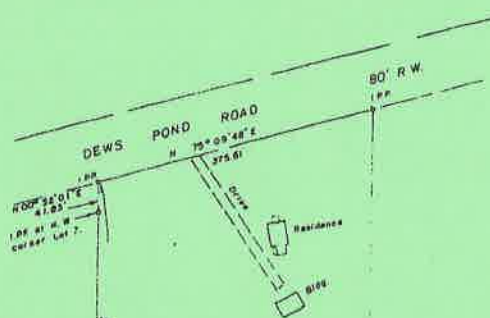
[Signature]
Witness

Notary Public



[Signature] (Seal)
John H. Boston, III

131 D 7

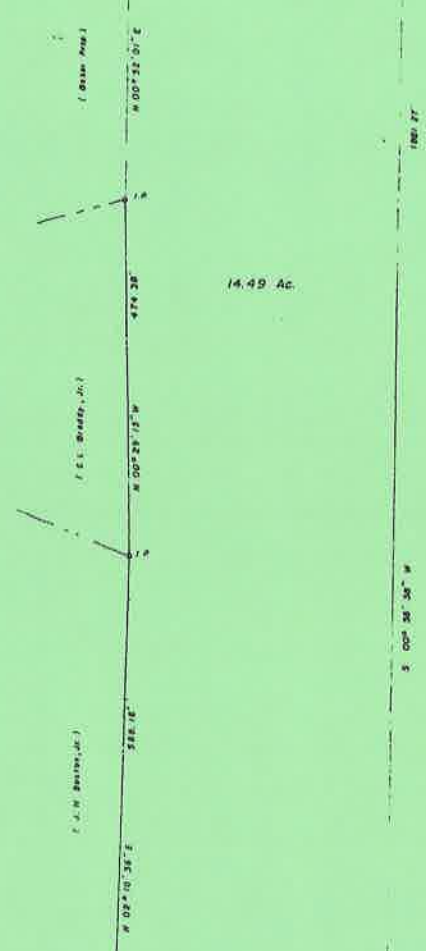


Plot For
JIM MORRIS, JR

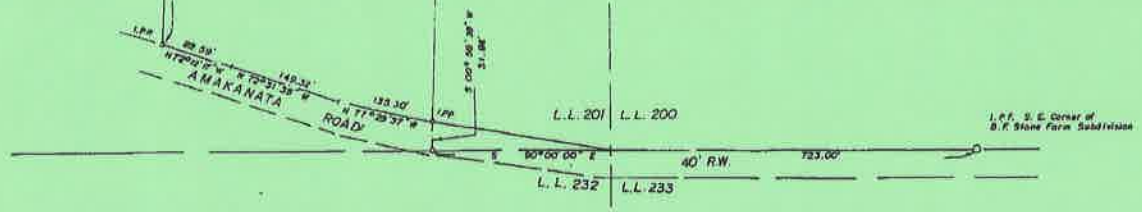
Part of Tract 7 and part of Tract 8,
B. F. Stone Farm Subdivision.
Located in Land Lot 201, 14th District,
3rd Section, Gordon County, Georgia.

Scale 1" = 100' Sept. 11, 1987
Rev. Oct. 30, 1987.

14.49 Ac.



Surveyed and plotted as shown
and represented on this land plat as
the same appeared in connection with the
original records and government of
M. B. DeLoach
Bakkum - DeLoach and Assoc.,
411 Central Avenue,
Dalton, Georgia



131 D 7