

DOCH 006280  
FILED IN OFFICE  
12/27/2016 9:00:00 AM  
BK:1103 PG:496-499  
JENNIFER E. JORDAN  
CLERK OF SUPERIOR  
COURT  
PICKENS COUNTY  
*Jordan*  
REAL ESTATE TRANSFER TAX  
PAID: \$0.00  
PTU1 2016-2310

After recording return to:  
James B. Crew, Jr.  
McGee & Oxford  
105 N. Main Street  
Suite 3  
Jasper, GA 30143

STATE OF GEORGIA  
COUNTY OF PICKENS

TRACT L

**WARRANTY DEED**

THIS INDENTURE, made this 20<sup>th</sup> day of December, Two Thousand Sixteen, between

**Big Canoe Company, LLC,**  
a South Carolina limited liability company,

hereinunder called Grantor, and

**Big Canoe Utilities Company, Inc.,**  
a Georgia Corporation,

hereinafter called "Grantee", (the words "Grantor" and "Grantee" to include the singular and the plural, and their respective heirs, legal representatives, successors and assigns of the parties where the context requires or permits);

**WITNESSETH that:** Grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** in hand paid at and before, the sealing and delivery of these presents, 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 Grantee the following described property:

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND THEREFORE MADE A PART HEREOF.**

**TO HAVE AND TO HOLD** the said tract or parcel of land in fee simple, 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**.

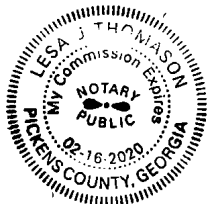
**IN WITNESS WHEREOF,** Grantor has hereunto set grantor's hand and seal this day and year first written above.

Signed, sealed and delivered  
in the presence of:

*Alupia*  
Unofficial Witness

*Jesa F. Thomason*  
Notary Public  
My Commission Expires: 2/16/2020

(NOTARY SEAL)

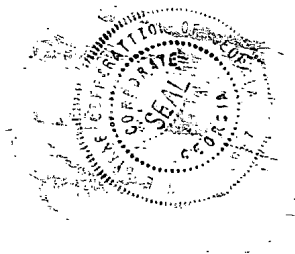


**BIG CANOE COMPANY, LLC,**  
a South Carolina Limited Liability Company

BY: MEMBER  
THE BYRNE CORPORATION OF GEORGIA,  
a Georgia Corporation

By: *[Signature]*  
Its: C.O.O.

(CORPORATE SEAL)



## Exhibit "A"

## Tract L

ALL THAT TRACT or parcel of land lying and being in Land Lots 61, 91 and 92 of the 4<sup>th</sup> District, 2<sup>nd</sup> Section, Pickens County, Georgia, according to the plat prepared by Cranston Engineering Group, P.C. for Big Canoe Company, LLC, dated March 11, 2014, last revised June 12, 2014, more particularly described as follows:

To find the POINT OF BEGINNING commence at the common corner of Land Lots 91, 92, 99 and 100 of the 4<sup>th</sup> District, 2<sup>nd</sup> Section, Pickens County, Georgia; thence North 63° 49' 48" West 907.20 feet to a point on the northerly right-of-way of Cove Road (R/W varies) the POINT OF BEGINNING; thence South 72° 30' 08" West 16.76 feet to a point; thence North 16° 21' 22" East 203.16 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 220.77 feet and is subtended by a chord with a bearing of North 21° 29' 07" East 39.55 feet) 39.60 feet to a point of tangency; thence North 26° 37' 59" East 410.00 feet to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 264.28 feet and is subtended by a chord with a bearing of North 17° 34' 36" East 83.20 feet) 83.55 feet to a point of tangency; thence North 08° 31' 11" East 88.00 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 22.74 feet and is subtended by a chord with a bearing North 31° 48' 13" East 17.98 feet) 18.48 feet to a point of tangency; thence North 55° 05' 30" East 28.28 feet to a point; thence South 01° 37' 02" East 66.23 feet to a point; thence South 22° 47' 06" East 186.23 feet to a point; thence North 76° 08' 58" East 202.99 feet to a point; thence North 84° 45' 05" East 108.97 feet to a point; thence North 71° 15' 41" East 298.77 feet to a point; thence North 56° 41' 32" East 212.24 feet to a point; thence North 43° 44' 06" East 342.13 feet to a point; thence North 37° 11' 26" East 81.09 feet to a point; thence North 05° 50' 36" East 164.96 feet to a point; thence North 28° 37' 54" East 182.95 feet to a point; thence North 14° 15' 40" West 160.40 feet to a point; thence North 09° 11' 39" East 98.05 feet to a point; thence North 50° 45' 01" East 110.50 feet to a point; thence North 54° 03' 56" East 27.63 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 108.71 feet and is subtended by a chord with a bearing of South 61° 47' 38" East 27.27 feet) 27.34 feet to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 97.59 feet and is subtended by a chord with a bearing of North 83° 09' 44" East 91.15 feet) 94.83 feet to a point of tangency; thence North 55° 19' 24" East 400.00 feet to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 105.65 feet and is subtended by a chord with a bearing of North 17° 25' 39" East 129.79 feet) 139.75 feet to a point of tangency; thence North 20° 28' 05" West 26.00 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 294.09 feet and is subtended by a chord with a bearing of North 14° 07' 20" West 65.01 feet) 65.14 feet to a point of tangency; thence North 07° 46' 35" West 66.00 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 97.10 feet and is subtended by a chord with a bearing of North 06° 41' 16" East 48.51 feet) 49.03 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 43.23 feet and is subtended by a chord with a bearing of North 40° 27' 42" East 28.59 feet) 29.14 feet to a point of tangency; thence North 59° 46' 17" East 14.00 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 130.28 feet and is subtended by a chord with a bearing of North 81° 46' 17" East 97.61 feet) 100.05 feet to a point of tangency; thence South 76° 13' 43" East 33.00 feet to a point of curvature; thence along a curve with an arc to the right (which arc has a radius of 87.51 feet and is subtended by a chord with a bearing of South 47° 57' 48" East 82.88 feet) 86.34 feet to a point of tangency; thence South 19° 41' 53" East

130.00 feet to a point of curvature; thence along a curve with an arc to the left (which arc has a radius of 111.59 feet and is subtended by a chord with a bearing of South 44° 06' 33" East 92.24 feet) 95.09 feet to a point of tangency; thence South 68° 31' 13" East 70.22 feet to a point; thence South 81° 50' 59" West 199.33 feet to a point; thence South 10° 06' 01" West 117.51 feet to a point; thence South 89° 31' 05" West 103.77 feet to a point; thence along the run of Blackwell Creek South 57° 22' 43" West 256.35 feet to a point; thence South 37° 56' 50" West 361.86 feet to a point; thence South 39° 59' 11" West 280.91 feet to a point; thence South 07° 01' 15" West 204.62 feet to a point; thence South 06° 42' 14" East 29.49 feet to a point; thence South 37° 46' 31" West 147.96 feet to a point; thence South 47° 18' 47" West 56.19 feet to a point; thence South 38° 34' 36" West 154.07 feet to a point; thence South 65° 10' 40" West 50.97 feet to a point; thence South 62° 44' 34" West 290.65 feet to a point; thence South 73° 44' 34" West 752.26 feet to a point; thence South 41° 49' 30" West 263.72 feet to a point; South 09° 29' 56" West 240.01 feet to a point; thence South 72° 30' 08" West 44.16 feet to a point; thence South 17° 29' 54" East 10.00 feet to a point; the POINT OF BEGINNING.

Said tract contains 8.2 +/- acres according to said plat.

