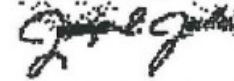


After Recording, Please Return To:  
Landrum & Landrum  
P.O. Box 400  
Jasper, GA 30143

DOC# 006215  
FILED IN OFFICE  
12/4/2017 4:30:00 PM  
BK:1134 PG:425-427  
JENNIFER E. JORDAN  
CLERK OF SUPERIOR  
PICKENS COUNTY



REAL ESTATE TRANSFER TAX  
PAID: \$0.00

PT01 2017-2357

QUIT CLAIM DEED

TITLE NOT EXAMINED

STATE OF GEORGIA  
COUNTY OF PICKENS:

THIS INDENTURE, Made this the 30<sup>th</sup> day of November, 2017, between BIG CANOE COMPANY, LLC, a South Carolina limited liability company, as party of the first part, and POTTS MOUNTAIN INVESTORS, LLC, a South Carolina limited liability company, as party of the second part:

WITNESSETH, That the said party of the first part, for and consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has sold and quit claimed, and by these presents does hereby sell and quit claim unto the said party of the second part, its successors and assigns the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF BY REFERENCE**

The purpose of this conveyance is to release the above-described property from the Amended and Restated General Declaration of Covenants and Restrictions of the Big Canoe Owners' Association and Big Canoe Company dated March 26, 1988, and recorded in Deed Book 139, Page 390, Pickens County Deed Records.

TO HAVE AND TO HOLD the said land, together with all appurtenances thereto belonging, to the only use of the said party of the second part, in as ample a manner only as said party of the first part has and holds the same.

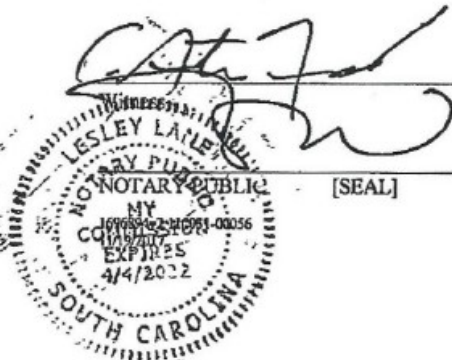
IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal the day and year first above written.

Signed, sealed and delivered  
in the presence:

**BIG CANOE COMPANY, LLC**

By: Greenwood Development, LLC  
Its: Member

By:   
W.M. Self, Jr.  
Its: Manager



**Exhibit "A"**  
**Legal Description for Potts Mountain Investors, LLC**  
**Page One of Two**

TRACT I: All that tract or parcel of land situated, lying and being in Land Lot 204 of the 4<sup>th</sup> District and 1<sup>st</sup> Section of Dawson County, Georgia, and in Land Lots 56, 57, 58, 59, 60, 93, 94, 95, 96, 97, 98, 131, 132, 133, 135 and 136 in the 4<sup>th</sup> District and 2<sup>nd</sup> Section of Pickens County, Georgia, and being a 1,336.93 acre tract of land as shown on that plat of survey prepared for Potts Mountain Investors, LLC, by John Thomas Attaway, Georgia Registered Land Surveyor No. 2512, said plat being recorded in Plat Book 1, page 45, in the Office of the Clerk of the Superior Court of Pickens County, Georgia, reference to which plat is hereby made for a more particular description of said property.

TRACT II: All that tract or parcel of land situated, lying and being in Land Lots 98 and 131 in the 4<sup>th</sup> District and 2<sup>nd</sup> Section of Pickens County, Georgia, being more particularly described as:

BEGINNING at a point which is reached by commencing at the common corners of Land Lots 93, 94, 97 and 98 in said 4<sup>th</sup> District and 2<sup>nd</sup> Section of Pickens County, Georgia, and going thence South 49 degrees 47 minutes 30 seconds West a distance of 2391.11 feet a point located on the northwestern right-of-way of Steve Tate Highway (100 foot right of way) and being the TRUE POINT OF BEGINNING; thence from said True Point of Beginning running South 11 degrees 54 minutes 19 seconds West, along said right-of-way of Steve Tate Highway, a distance of 1533.75 feet to a point; thence southerly along the arc of a curve to the left along said right of way an arc distance of 875.33 feet (said curve having a radius of 11495.78 feet and being subtended by a chord with a bearing of South 14 degrees 05 minutes 12 seconds West and chord with a distance of 875.12 feet); thence South 16 degrees 16 minutes 05 seconds West, continuing along said right-of-way, a distance of 429.31 feet to a point which is the intersection of said right-of-way with the northern right-of-way of Whitley Road (right of way varies); thence westerly along the arc of a curve to the north along the right-of-way of Whitley Road an arc distance of 55.38 feet and being subtended by a chord with a bearing of North 85 degrees 23 minutes 14 seconds West and with a chord distance of 54.83 feet); thence South 80 degrees 35 minutes 35 seconds West, continuing along said right-of-way, a distance of 33.00 feet; thence westerly along the arc of a curve to the south along the right-of-way of Whitley Road an arc distance of 141.83 feet and being subtended by a chord with a bearing of South 87 degrees 34 minutes 30 seconds West and with a chord distance of 141.48 feet); thence North 85 degrees 26 minutes 36 seconds West, continuing along said right-of-way, a distance of 30.71 feet; thence leaving said right-of-way going North 00 degrees 06 minutes 39 seconds West a distance of 1745.41 feet to a point; thence North 00 degrees 05 minutes 56 seconds West a distance of 1025.50 feet to a point; thence North 77 degrees 34 minutes 36 seconds East a distance of 235.09 feet to a point; thence North 25 degrees 16 minutes 05 seconds East a distance of 147.43 feet to a point; thence North 16 degrees 23 minutes 33 seconds West a distance of 156.74 feet to a point; thence North 20 degrees 18 minutes 33 seconds East a distance of 120.59 feet to a point on the southerly right-of-way of Cove Road (right of way varies); thence South 61 degrees 02 minutes 52 seconds East, along said right of way of Cove Road, a

**Exhibit "A"**  
**Legal Description for Potts Mountain Investors, LLC**  
**Page Two of Two**

distance of 121.20 feet; thence North 28 degrees 57 minutes 07 seconds East, continuing along said right of way, a distance of 20.00 feet to a point; thence South 61 degrees 02 minutes 52 seconds East, continuing along said right of way, a distance of 509.90 feet to a point; thence South 24 degrees 34 minutes 18 seconds East a distance of 158.87 feet to the Point of Beginning.

The above-described parcel of land being shown as that 43.30 acre parcel of land designated as Tract P2 on that survey for Big Canoe Company, L.L.C., dated March 12, 2014, prepared by Wayne Swann, Georgia Registered Land Surveyor No. 2410, reference to which plat is hereby made for a more particular description of said property.

LESS AND EXCEPT that portion of Tract II described in Warranty Deed from Potts Mountain Investors, LLC, in favor of Pickens County, Georgia, dated October 17, 2017, and recorded in Deed Book 1132, Page 88, in the Pickens County, Georgia Deed Records, and as described in Quitclaim Deed from Potts Mountain Investors, LLC, in favor of Pickens County, Georgia, dated October 17, 2017, and recorded in Deed Book 1132, Page 86, in the Pickens County, Georgia Deed Records.