

Prepared by and upon recording return to:
The Abram Law Group, LLC
1200 Ashwood Pkwy
Suite 560
Atlanta, Georgia 30338
Attention: Robin L. Wooldridge, Esq.

Tax Parcel No. R7292 014

DEED OF DEDICATION

THIS DEED OF DEDICATION (the "**Deed**") is made this ____ day of July, 2025, by and **RANDALL M. TITSHAW ("Owner")**; and the **CITY OF SUGAR HILL, GEORGIA**, a body corporate and politic of the State of Georgia (hereinafter referred to as "**City**").

WITNESSETH :

WHEREAS, Owner is the owner of that certain real property ("**Property**") being approximately 0.069 acres, located in Gwinnett County, Georgia and shown on that certain plat dated March 13, 2025, entitled "Exemption Plat 4862 White Street" and prepared by LJA Surveying Inc. (the "**Plat**"), which Plat is incorporated herein by reference and said Property being more particularly described on **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS, Owner acquired the Property by deed recorded in Deed Book 59897, Page 579, aforesaid records; and

WHEREAS, it is the desire and intent of Owner to dedicate, grant, and convey for public use, the Property in accordance with this Deed and the Plat; and

DEDICATION

THIS DEED FURTHER WITNESSETH, that in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby dedicate, grant, and convey the Property to the City for the widening of White Street, as so designated on the Plat. This dedication is made in accordance with the statutes made and provided therefor.

MISCELLANEOUS

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth.

This Deed is made in accordance with the statutes made and provided in such cases; with the approval of the proper authorities of the City of Sugar Hill, Georgia, as shown by the signatures affixed to the Deed and Plat, and is with the free consent and in accordance with the desire of Owner, the owner of the Property, as aforesaid.

The undersigned warrant that this Deed is made and executed pursuant to authority properly granted to Owner and the City.

[Signatures commence on following page]

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed, under seal.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Randall M. Titshaw

Notary Public
My Commission expires: _____

[NOTARY SEAL]

[Signatures continued on following page]

Signed, sealed and delivered in the presence of:

CITY OF SUGAR HILL, GEORGIA, a body corporate and politic of the State of Georgia

Unofficial Witness

By: _____ (SEAL)

Name: _____

Title: _____

Notary Public

Attest:

My Commission expires: _____

By: _____ (SEAL)

Name: _____

Title: _____

[NOTARY SEAL]

[CORPORATE SEAL]

EXHIBIT A
Legal Description

A dedication of land lying in Land Lot 292 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia and being part of Lot 60 and 61, of the G. O. Mauldin & R. E. Duncan Subdivision as recorded in Plat Book B Page 34, aforesaid records, and being more particularly described as follows:

Begin at a point, said point being the intersection of a line common to Land Lots 292 and 293, said line being common to the City of Sugar Hill and the City of Buford and the line common to lots 61 and 62 of the aforementioned plat; thence leaving the line common to Land Lots 292 and 293 run South 60 degrees 34 minutes 41 seconds West along the line common to lots 61 and 62 of the aforementioned plat for a distance of 22.41 feet to a set 5/8" capped rebar (L.S.F. #1390); thence leaving said common line run North 28 degrees 29 minutes 51 seconds West for a distance of 149.94 feet to a found 1/4" rod on the line common to lots 59 and 60 of the aforementioned plat; thence run North 60 degrees 21 minutes 54 seconds East along said common line for a distance of 17.64 feet to a point; thence run South 30 degrees 19 minutes 17 seconds East for a distance of 150.00 feet to the **POINT OF BEGINNING**.

Said dedication contains 3,002 square feet, or 0.069 acres.

Tax Parcel #R7292 014

The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30338
770/349-0120
File #25-0062

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE made as of the ____ day of July, in the year two thousand twenty-five,
between

RANDALL M. TITSHAW

as party or parties of the first part, hereinafter called Grantor, and

CITY OF SUGAR HILL, GEORGIA

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" 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 DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described real property to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 292 of the 7th District, Gwinnett County, Georgia, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference for a complete legal description.

This conveyance is made subject to those matters shown on **Exhibit "B"** attached hereto.

TO HAVE AND TO HOLD the said bargained property, together 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 lawful claims of all persons, claiming by, through, or under said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

Witness

RANDALL M. TITSHAW (SEAL)

Notary Public
My commission expires:
[Notary Seal]

EXHIBIT "A"
LEGAL DESCRIPTION

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EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, which are liens not yet due and payable.
2. All matters as shown on that certain survey for Southvine Homes, LLC and First American Title Insurance Company prepared by M. Chayce Bell, dated February 28, 2025.
3. All matters as shown on the plat recorded in Plat Book B, Page 34, Gwinnett County, Georgia records.

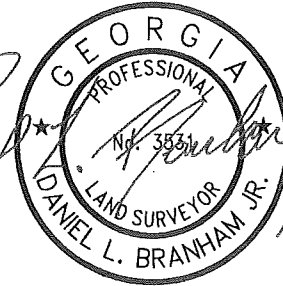
RIGHT OF WAY DEDICATION EXHIBIT

LAND LOT 292, 7TH DISTRICT, CITY OF SUGAR HILL

GWINNETT COUNTY, GEORGIA

4862 WHITE ST.

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



WHITE STREET
(VARIABLE RIGHT-OF-WAY)

LEGEND

POB	POINT OF BEGINNING
●	IRON PIN FOUND
○	COMPUTED POINT
●	IPS
□	RIGHT OF WAY DEDICATION
LL 263	LAND LOT

RIGHT-OF-WAY DEDICATION
3,002 Sq. Feet
0.069 Acres

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 60°34'41" W	22.41'
L2	N 60°21'54" E	17.64'

LJAS6439-2501
DATE: 07/16/2025
DRAWN BY: DLB
REVIEWED BY: DLB/AC
CHECKED BY: MCB

0' 20' 40'
GRAPHIC SCALE - FEET
SCALE: 1" = 20'

LJA SURVEYING INC.

4525 SOUTH LEE STREET
BUFORD, GA 30518

Phone 713.953.5200
LSF No. 1390

SHEET
1 OF 1