

LAND FOR SALE

173 SARDIS CREEK

173 Sardis Creek Drive, Canton, GA 30114



OFFERING SUMMARY

SALE PRICE:	\$85,000
LOT SIZE:	3.45 Acres
ZONING:	AG
PRICE / SF:	\$0.57

PROPERTY OVERVIEW

Hwy. 575 to Exit 16 towards Hwy. 5. Right on Hwy. 5/Marietta Hwy. Left on Reinhardt Pkwy/140. Right on Sardis Circle. Sardis Creek Estates on Left.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

DEEDEE VERES
Associate Broker
O: 770.880.5596
deedeeveres@gmail.com
GA #183928

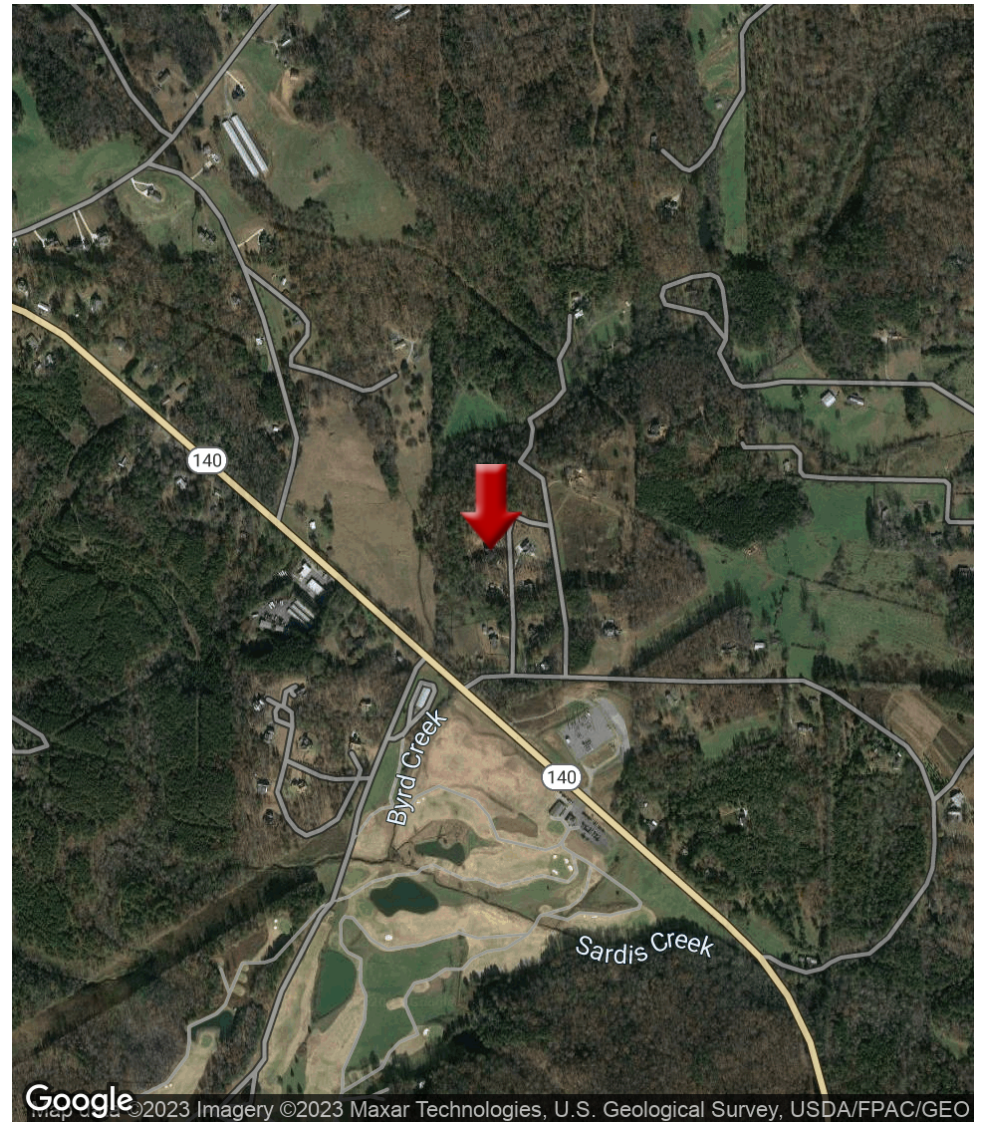
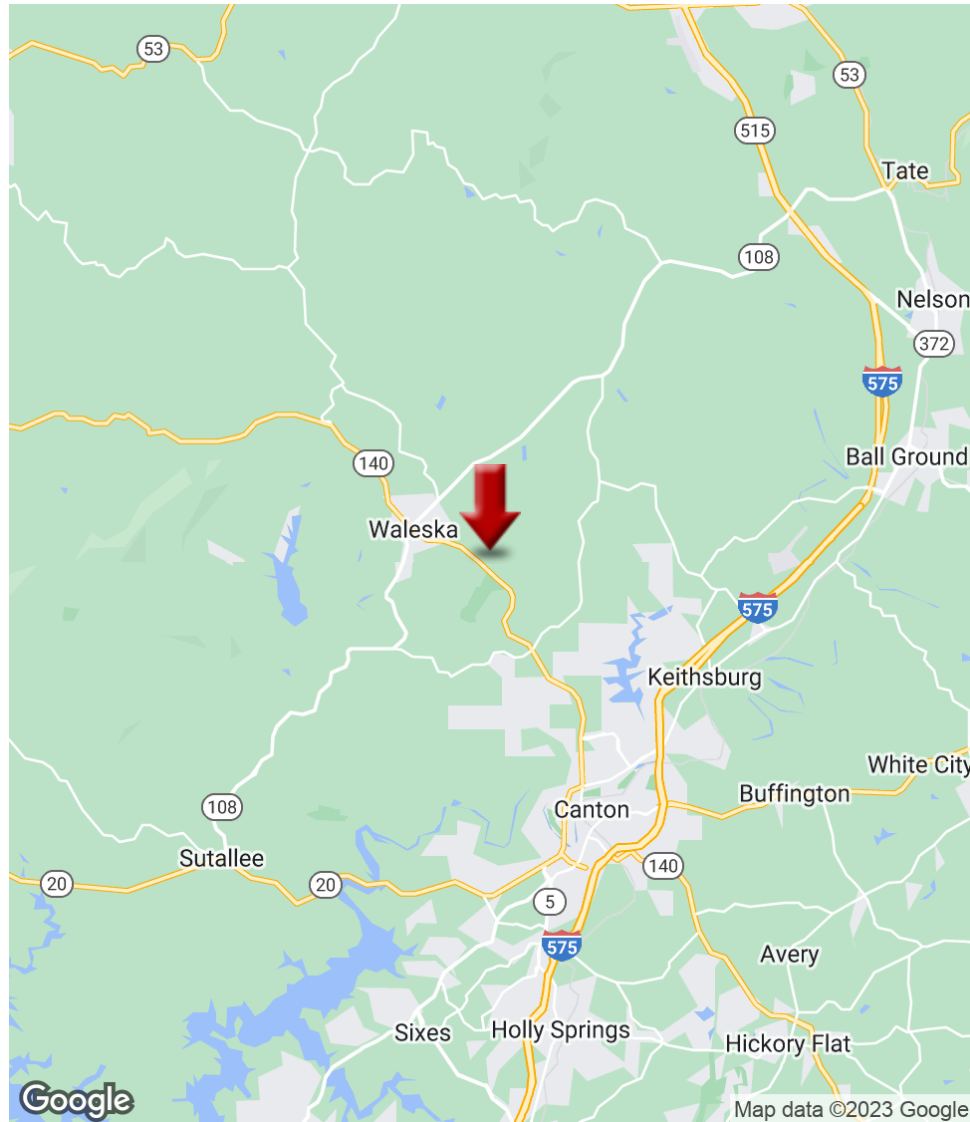
Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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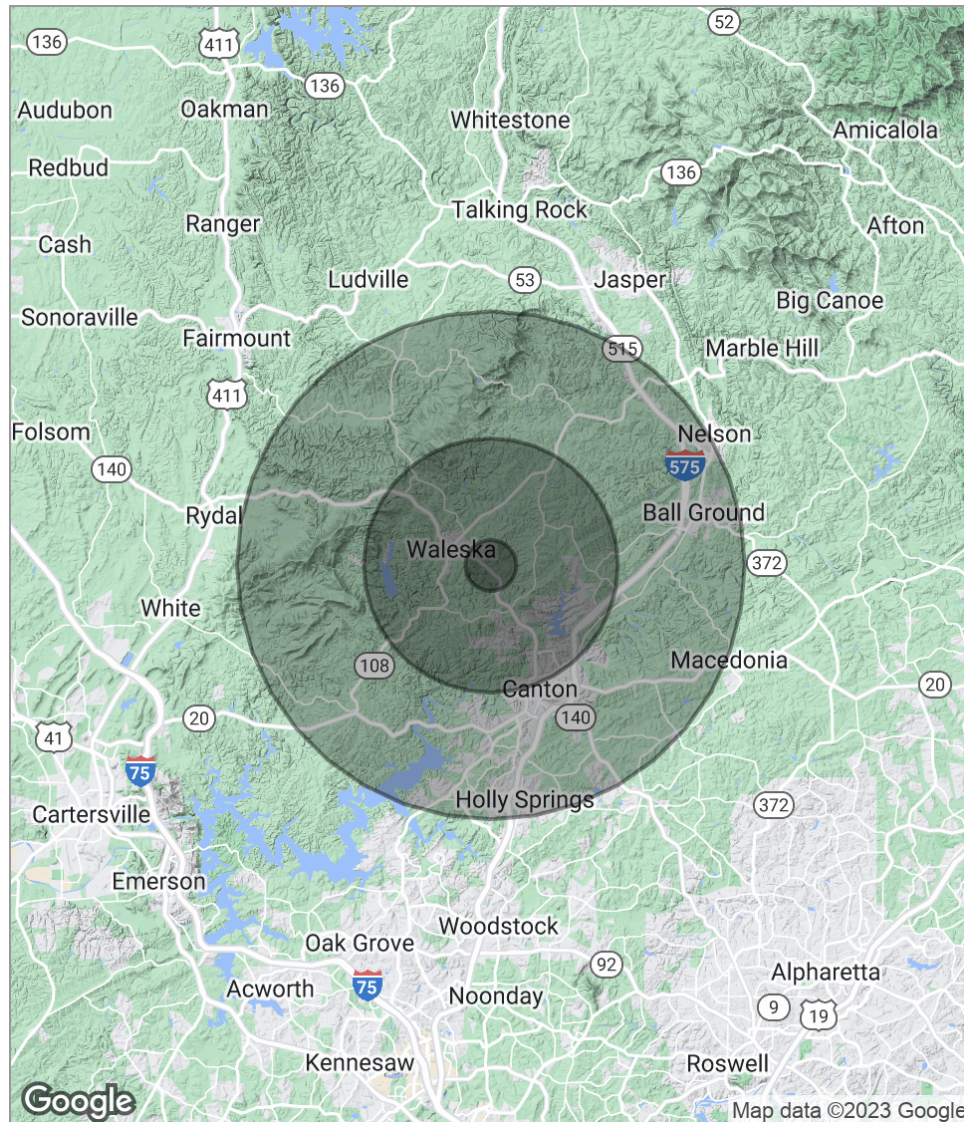
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	263	12,996	77,659
Median Age	41.8	36.6	35.3
Median Age (Male)	40.6	34.3	34.1
Median Age (Female)	43.3	37.9	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	99	4,837	27,996
# Of Persons Per HH	2.7	2.7	2.8
Average HH Income	\$69,990	\$69,393	\$74,667
Average House Value		\$264,167	\$246,512

** Demographic data derived from 2020 ACS - US Census*

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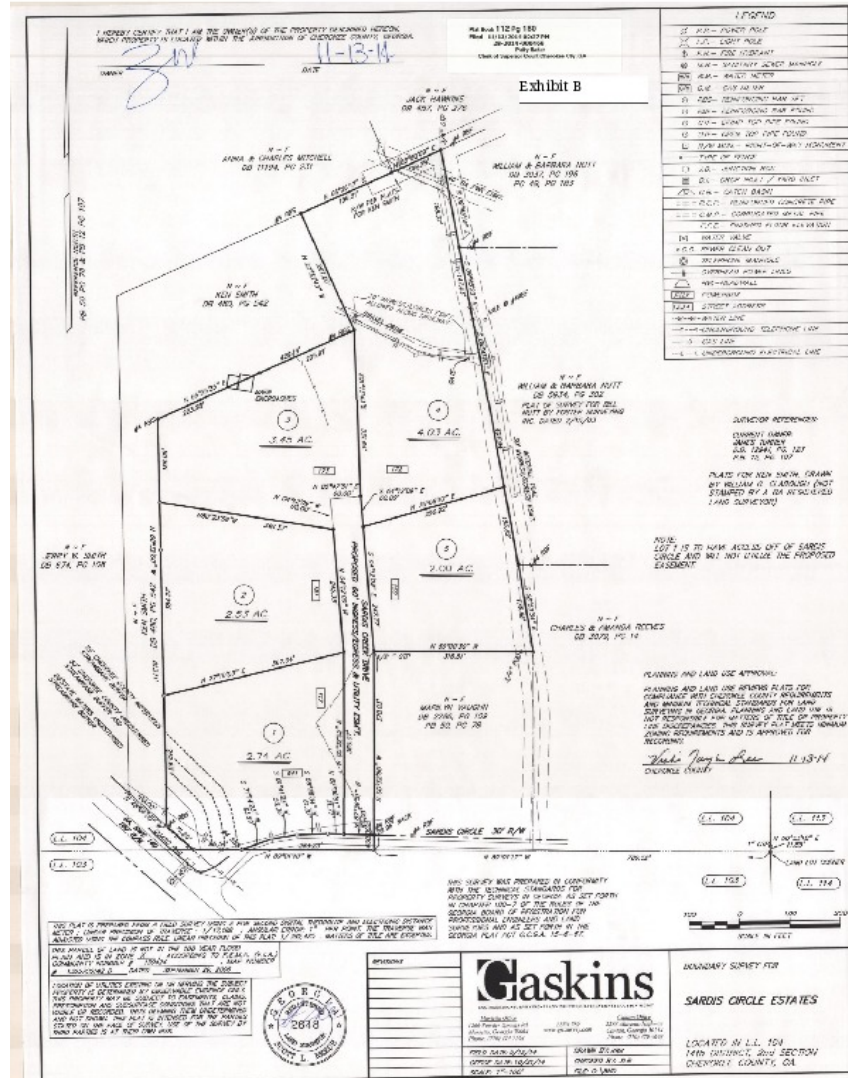
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173 SARDIS CREEK - PLAT MAP

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WARRANTY & EASEMENT DEED

173 Sardis Creek Drive, Canton, GA 30114



RETURN TO:
McMichael & Gray, PC
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043
File # 0171804-PCR

WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF FULTON

THIS INDENTURE, made this 14th day of August, 2017, between

Patrick Timothy Whitehead

of the County of Cherokee, and the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Patrick Timothy Whitehead and Heather Paige Whitehead
 as Joint Tenants With Rights of Survivorship

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 And No/100 Dollars (\$10.00) and other good and 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, 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 5 of the 2nd District, 2nd Section of Cherokee County, Georgia, being Lot 77, Carmichael Farms, Phase 1A, as more particularly depicted on a plat recorded in Plat Book 98, Pages 166-178, Records of Cherokee County, Georgia, which plat is incorporated herein by reference.

This Deed shall be Subject to that certain Security Deed from Patrick Timothy Whitehead to Inspire Home Loans, Inc. a Delaware Corporation dated 14th day of August, 2017 in the original principal amount of \$365,079.00, recorded in Cherokee County, Georgia Records.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said 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 behoof of the said Grantee forever in **FREE 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 44-5-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with rights 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 signed and sealed this deed, the day and year above written.

Return Recorded Document to:
 Sellers & Wyren, P.C.
 115 Woodland Way Ste 100
 Canton, GA 30114
 C164491

STATE OF GEORGIA
 COUNTY OF CHEROKEE
 FILE C164491

DRIVEWAY EASEMENT

This Agreement made this 14th day of March, 2017, between WTL Properties, LLC (hereinafter referred to as "Grantor" and "Party of the First Part"), and Ken Smith a/k/a William K. Smith and Carol J. Smith (hereinafter referred to as "Grantee" and "Party of the Second Part").

WITNESSETH:

WHEREAS, Grantor owns property located in Land Lot 104 of the 14th District, 2ND Section, Cherokee County, Georgia and Grantee owns property lying North of and adjacent to Grantor's property and being in Land Lot 114 of the 4th District, 2nd Section, Cherokee County, Georgia; and

WHEREAS, both Grantor and Grantee herein desire that Grantee herein be allowed to use a portion of Grantor's property as a driveway;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of One (\$1.00) Dollar in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby grants unto Grantee a perpetual, non-exclusive easement for the purposes and uses hereinafter set forth, over, through, and across the following lands, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114 OF THE 14TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA BEING MORE PARTICULARLY SHOWN AS THAT CERTAIN 20 FEET WIDE X 1009.44 FEET LONG DRIVEWAY EASEMENT ALONG THE EASTERNMOST 20 FEET OF LOT 3 SARDIS CIRCLE ESTATES, AS PER PLAT BOOK 112, PAGE 180 CHEROKEE COUNTY PLAT RECORDS WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE THERETO FOR A COMPLETE LEGAL DESCRIPTION.

Said property is adjacent to the South boundary line of property owned by Grantee and this easement is granted as an appurtenance thereto, for the following purposes and uses, to wit:

Said perpetual non-exclusive easement is granted for the purpose of granting the right of ingress, egress, and utilities to the property of the Grantee herein through the property of the Grantor herein. Grantee shall have the right to use the existing asphalt driveway that is installed along Sardis Creek Drive as shown on Plat Book 112, Page 180, Cherokee County Georgia Plat Records.

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SOILS REPORT & PRIVATE ROAD AGREEMENT

173 Sardis Creek Drive, Canton, GA 30114



KENDALL & ASSOCIATES, INC.
2443 POWDER SPRINGS ROAD
MARIETTA, GA 30064

Invoice

DATE	INVOICE NO.
8/26/2014	14-6287

BILL TO
Taylor Weaver Birchwood Properties 1030 Hocomb Road Ballground, GA 30107

Deed Book: **13308** Pg. **411**
"Iss. 05/26/2015 10:00 AM"
JB: JH15, B1555//
Patty Baker
Clerk of Superior Court Cherokee Co., GA

Return Recorded Document to:
The Law Office of Clint Knott
670 East Kytte Street
Cleveland, GA 30528

PRIVATE ROAD AGREEMENT

STATE OF GEORGIA
COUNTY OF WHITE

File #: 15-115

This Indenture made this 20th day of April, 2015 between James Turner, of the County of Cherokee, State of Georgia, as party of the first part, hereinafter referred to as the "Turner", Birchwood Properties, LLC, of the County of Cherokee, State of Georgia, as party of the second part, hereinafter referred to as the "Birchwood", and Woodlands Community Bank, as party of the third part, hereinafter referred to as the "Woodlands", to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH that:

WHEREAS, Turner is the owner of Lot #1 containing 2.74 acres, more or less, Lot #2 containing 7.52 acres, more or less, Lot #3 containing 3.45 acres, more or less, and Lot #4 containing 4.93 acres, more or less, as shown on that plat of survey recorded in plat book 112, page 180, Cherokee County, GA deed records, by virtue of that Limited Warranty Deed recorded in deed book 12941, page 173, Cherokee County, GA deed records;

and

WHEREAS, Birchwood is the owner of Lot #5 containing 2.06 acres, more or less, as shown on that plat of survey recorded in plat book 112, page 180, Cherokee County, GA deed records, by virtue of that Limited Warranty Deed recorded in deed book 12199, page 278, Cherokee County, GA deed records;

and

WHEREAS, Woodlands is the grantee of a deed to secure debt by virtue of that Deed to Secure Debt recorded in deed book 13199, page 279, Cherokee County, GA deed records, with Lot #5, containing 2.06 acres, more or less, as shown on that plat of survey recorded in plat book 112, page 180, Cherokee County, GA deed records, serving as collateral;

and

WHEREAS, the above mentioned lots are benefited by a 60' wide ingress and egress easement shown as Sardis Creek Drive on the aforementioned survey which shall serve as access to and from the above mentioned lots, hereinafter referred to as the "Road";

WHEREAS, the parties herein desire to enter into an agreement for the repair and maintenance of the Road among the owners and successors in title to the Road;

NOW, THEREFORE, for and in consideration of the sum of one Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties do hereby covenant and agree that:

- 1) The obligation for repair and maintenance of the Road shall be divided equally among the owners and successors in title of the lots described above, and
- 2) A majority of the owners desiring repair and/or maintenance shall be conclusive as to whether repair or maintenance is required. A majority as defined herein, shall be three out of five lots, and to the extent repair or maintenance is required, any three owners shall agree to same in a written agreement at the time said repair or maintenance is required and said written agreement shall include the estimated cost thereof.
- 3) Any owner of the aforementioned lots shall have a right of action, based on this agreement, against any other owner who does not abide by this agreement.
- 4) This Private Road Agreement is the sole, entire and complete agreement of the parties as it relates to the repair and/or maintenance for the Road as described herein.

This Agreement shall be governed by the laws of the State of Georgia.

Handwritten signatures

JOB NUMBER	TERMS	PROJ. MGR.	PROJECT I.D.	PHONE NUMBER	PROJECT NAME
14358.1	Upon Receipt	RLK	Cherokee...	770-893-7278	Sardis Circle
DESCRIPTION		HRS/QT	RATE	AMOUNT	
SARDIS CIRCLE, 6 LOTS					
Dates of Service: 8/20/14 - 8/26/14					
Tasks Performed: Site Inspection, Soil Investigation, Soil Borings, Soil Classification, Level 3 Soil Map and Report of Findings					
Lump Sum Contract - Six Lots		6	400.00	2,400.00	
PAYMENT DUE UPON RECEIPT OF INVOICE			Total	\$2,400.00	

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