STATE OF GEORGIA  
COUNTY OF FULTON  

DEED FOR DEVELOPMENT RIGHTS  

THIS INDENTURE is made as of _______________, 20__, between _______________ (hereinafter referred to as “Grantor”) and _______________ (hereinafter referred to as “Grantee”), (“Grantor” and “Grantee” to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).  

W I T N E S S E T H:  

GRANTOR, in consideration of the issuance of certificates of transferable development rights by the City of Milton, Georgia and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, development rights pursuant to the City of Milton, Georgia procedures for the issuance and transfer of development rights as reflected in the certificates of development rights attached hereto as Exhibit “B” and incorporated by reference herein, with respect to the following property:  

All that tract or parcel of land lying and being ______ being more particularly described in Exhibit “A” attached hereto and incorporated herein by reference.  

TO HAVE AND TO HOLD the development rights described herein, 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 Grantee, forever in accordance with and as limited by the rights and procedures established by the City of Milton, Georgia.  

AND GRANTOR WILL WARRANT and forever defend the right and title of the above described development rights into Grantee and Grantee’s heirs and assigns against the claims of all persons whomsoever, with consent to the severance of development rights from the property evidenced by the signatures of the known lien holders attached hereto as Exhibit “C.”  

EXECUTED under seal as of the date above.  

Signed, sealed and delivered  

In the presence of”  

_____________________________  
Witness  

_____________________________  
Notary Public  
(SEAL)  

GRANTOR:  

By: _____________________(Seal)  

Witness  

By: _____________________(Seal)  

Notary Public  
(SEAL)
EXHIBIT “B”
TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATES
EXHIBIT “C”
LIENHOLDER CONSENT AND WAIVER
LIENHOLDER CONSENT AND WAIVER

Whereas, by virtue of a [deed to secure debt, writ of fieri facias, other] dated __________, executed by ____________, recorded ______ at Book __, Page __ in the records of the Clerk of the Superior Court of Fulton County, Georgia, _______ [lien holder]_______ holds a security interest and/or lien on property described as follows (“Property”):

All that tract or parcel of land lying and being ______ being more particularly described in Exhibit “A” attached hereto and incorporated herein by reference.

and,

Whereas _______ [lien holder]__________ is willing to consent to the severance and transfer of development rights associated with the Property pursuant to the rights and procedures established by the City of Milton, Georgia;

Now, therefore, for and in consideration of ten dollars and other good and valuable consideration, by its signature hereunder, _____ [lien holder]__________ does consent to the severance and transfer of development rights associated with the Property, free and clear of any and all claims by _______ [lien holder]__________.

EXECUTED under seal as of the __ day of _________________, 20___.

Signed, sealed and delivered
In the presence of”

_________________________ By: _____________________ (Seal)
Witness

_________________________ By: _____________________ (Seal)
Notary Public
(SIGNATURE)