

After recording, return to:

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).

WITNESSETH:

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"

**GRANTOR:**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_ (Seal)

\_\_\_\_\_  
Notary Public  
(SEAL)

By: \_\_\_\_\_ (Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**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”

**[lien holder]**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_(Seal)

\_\_\_\_\_  
Notary Public  
(SEAL)

By: \_\_\_\_\_ (Seal)