



4800 Ashford Dunwoody Road
 Dunwoody, Georgia 30338
 dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Michael Starling, Director of Economic Development

Date: 11/9/2020

Subject: **Quitclaim Deed for Dunwoody Park Property**

ITEM DESCRIPTION

Approval of a Quitclaim Deed for Dunwoody Park Property.

BACKGROUND

In March 2012, the city unveiled Project Renaissance, a catalytic redevelopment of 35 acres of city-owned property off of North Shallowford Road – a 16 acre property to the west and a 19 acre property to the east. The city entered into a partnership with John Wieland Homes and Neighborhoods which eventually became JW Collection (JWC). JWC developed 68 homes on the 16 acre property and is moving forward with developing 35 homes on the 19 acre property.

It has come to our attention that the City never conveyed the 7.5 acres that is currently being developed by JWC on the 19 acre site to the Urban Redevelopment Agency (URA). JWC purchased the property from the URA in 2018 in accordance to the Project Renaissance Development Agreement and the URA conveyed the property to JWC via two limited warranty deeds. JWC has developed the land, and installed residential streets and associated infrastructure, and is now attempting to record a final subdivision plat so they can begin vertical construction of homes.

The final subdivision plat cannot be recorded until the property is appropriately conveyed from the city to the URA so the chain of ownership is correctly acknowledged.

RECOMMENDED ACTION

Staff respectfully requests Council to approve the Quitclaim Deed that will convey the property from the city to the URA.

<p>Parcel ID: 18 344 01 003 18 344 01 010 18 344 01 001</p>	
<p><u>Upon recording return to:</u> Sam Sparks JW Collection Homes 2355 Log Cabin Dr. Atlanta, GA 30339 (904) 588-5886</p>	<p>Please Cross Index to: Deed Book 26740 Page 199 DeKalb County, Georgia Records Deed Book 27306 Page 381 DeKalb County, Georgia Records</p>

QUITCLAIM DEED

THIS INDENTURE, made this ____ day of November, 2020, by and between the **CITY OF DUNWOODY, GEORGIA, a municipal corporation** (hereinafter referred to as “Grantor”) and the **URBAN REDEVELOPMENT AGENCY OF THE CITY OF DUNWOODY**, a governmental agency organized under the laws of the State of Georgia and the ordinances of the City of Dunwoody, Georgia (hereinafter referred to as “Grantor”). (The words "Grantor" and "Grantee" to include their respective successors and assigns, where the context requires or permits.)

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00 DOLLARS** 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 quitclaimed, and by these presents does grant, bargain, sell, alien, convey and QUITCLAIM unto the said Grantee all that tract or parcel of land lying and being in Land Lot 344 of the 18th District, Dekalb County, Georgia, (the “Land”) and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD said property unto Grantee, so that neither Grantor nor any entity or entities claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right, title or interest in and to the Land or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed under seal as of the day, month and year first above written.

GRANTOR: **The City of Dunwoody, a Georgia
a municipal corporation**

By: _____ (SEAL)
Name: Lynn Deutsch, Mayor

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

[Affix Notary Seal]

My commission expires:
