

Administrative Update to Condominium Master Deed For

German Creek Condominiums – The Bluffs

Comes GERMAN CREEK "THE BLUFFS" CONDOMINIUM OWNERS ASSOCIATION "THE BLUFFS" , as Declarant , and hereby administratively updates the Condominium Master Deed for German Creek Condominiums – The Bluffs as found in Instrument Book 282, Page 404 in the Registrar of Deeds Office, Grainger County, Tennessee, pursuant to Authority granted in Article 23.3(a) "Amendment by Declarant" as hereinafter set out to wit:

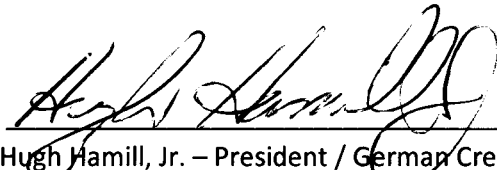
The German Creek Bluffs Board has approved the following Updated Plat of Survey & Deed reflecting existing ownership tracts, and alignment with existing Grainger County Tax Assessor Bills for the German Creek Clubhouse, German Creek Septic (TWW) Field Tracts and the Huff Holdings German Creek Campground to the GCHOA Master Deed:

This Updated Plat of Survey dated January 30, 2018 and performed by William H. Shockley – Surveyor’s Certificate – 973 is for Title Clarification and Administrative purposes to match existing Assessor Documents & Tract Tax Payments, and does not change any land utilization by either the German Creek Bluffs HOA or Huff Holdings. It does not change any element of the current GCHOA Master Deed.

A Copy of the Deed and Associated Documents, Recorded with the Grainger County Recorder of Deeds on November 11, 2018, are attached to this Administrative Amendment.

Signed this the 10th day of December 2018.

GERMAN CREEK "THE BLUFFS" CONDOMINIUM OWNERS ASSOCIATION "THE BLUFFS"

By: 
Hugh Hamill, Jr. – President / German Creek HOA

HUGH HAMILL, JR
Print:

**BK/PG: IN373/431-438
18003398**



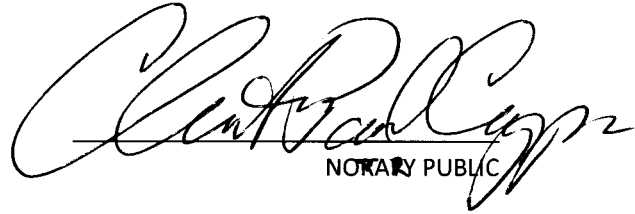
8 PGS:AL-MISCELLANEOUS EXEMPT	
KAREN BATCH: 47615	12/10/2018 - 12:54:43 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	40.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	42.00

STATE OF TENNESSEE, GRAINGER COUNTY
RICK DIAMOND
REGISTER OF DEEDS

State of Tennessee
County of Hamblen

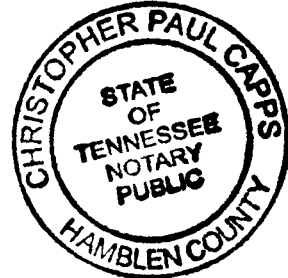
Before me, the undersigned authority, a Notary Public, in the State and County aforesaid, personally appeared Hugh Hamill, Jr. , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself, upon oath to be the President of GERMAN CREEK "THE BLUFFS" CONDOMINIUM OWNERS ASSOCIATION "THE BLUFFS", and that he as such officer of said entity, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed, by signing the name of said entity as such PRESIDENT.

WITNESS my hand and official seal at said office held in said county this 10th day of December 2018.


NOTARY PUBLIC

Prepared By:

Christopher P. Capps
PO Box 1897
Morristown, TN 378-1897
423-586-3083



KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, **GERMAN CREEK RESORT, LLC**, a Tennessee Limited Liability Company. has this day bargained and sold and by these presents does hereby grant, bargain, sell, transfer and convey unto **GERMAN CREEK CONDOMINIUMS – THE BLUFFS OWNERS’ ASSOCIATION**, its successors and assigns, the following described real estate situate in the Second Civil District of Grainger County, Tennessee, to-wit:

BEGINNING at a new iron pin in the eastern margin of the right of way of Lakeshore Road and in the line of Lot 1 of Cherokee Overlook (Plat Book 4, page 88); thence with the margin of said right of way on a curve to the left with an inflection angle of $21^{\circ} 48' 56''$, radius of 434.14 feet and length of 165.30 feet to a point; thence still with said right of way N. $04^{\circ} 50' 09''$ E. 150.27 feet to a point; thence continuing with said right of way on a curve to the right with a radius of 501.48 feet, inflection angle of $24^{\circ} 43' 21''$ and length of 216.38 feet to a point; thence leaving the right of way margin of said road and with a new severance line, the following calls and distances: S. $54^{\circ} 14' 37''$ E. 83.55 feet; N. $89^{\circ} 19' 31''$ E. 64.56 feet; N. $67^{\circ} 29' 07''$ E. 48.47 feet; N. $78^{\circ} 51' 05''$ E. 62.07 feet; N. $83^{\circ} 11' 05''$ E. 37.29 feet; and S. $29^{\circ} 32' 49''$ E. 137.20 to a point in the line of Riddle (DB 321/758); thence with the line of Riddle, S. $51^{\circ} 58' 47''$ W. 250.61 feet to an old iron pin, corner to Lot 1 of Cherokee Overlook; thence with the line of Lot 1, S. $49^{\circ} 37' 35''$ W. 349.18 feet to the point of BEGINNING, containing 2.4272 acres, according to survey prepared by William H. Shockley, RLS #973, dated April 14, 2016, revised January 30, 2018, and appearing of record in the Register’s Office for Grainger County, Tennessee in Plat Book 8, page 75.

Prepared By:
Capps, Cantwell, Capps & Byrd
Morristown, Tennessee

BK/PG: IN372/1356-1361
18003105



6 PGS:AL-WARRANTY DEED	
KAREN BATCH: 47384	11/08/2018 - 01:38:15 PM
VALUE	2000.00
MORTGAGE TAX	0.00
TRANSFER TAX	9.40
RECORDING FEE	30.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	42.40

STATE OF TENNESSEE, GRAINGER COUNTY
RICK DIAMOND
REGISTER OF DEEDS

Grantee covenants with Grantor that the property conveyed herein shall only be used for purposes of wastewater treatment and that Grantee shall comply with the provisions of the waste water system utility services contract with Tennessee Wastewater Systems ,Inc., dated February 3rd, 2006, and will hold Grantor harmless from any and all liability arising out of Grantee's use of the property and wastewater system excepting any potential consequences of Grantor's use of same. There is reserved herein to Grantor an easement and right to make use of the wastewater treatment utility to serve Grantor's future development on its property conditioned upon Grantor's payment for same together with any fees for connection or other relate expenses and assuming there is sufficient capacity for such use. There is assigned herewith all rights and obligations of Grantor to the wastewater system utility contract with Tennessee Wastewater Systems Inc.

This conveyance is subject to all easements, restrictions and rights of way as shown on the recorded plat above referred to, of record in the Register's Office for Grainger County, Tennessee.

Being a part of the real estate conveyed to German Creek Resort, LLC by deed from Kaye M. Stewart et al, dated August 19, 2005, of record in the Register's Office for Grainger County, Tennessee in Book 267, page 1242, and by Quitclaim Deed from Leon Epling et ux dated August 19, 2005, of record in said Register's Office in Book 267, page 1246.

TO HAVE AND TO HOLD unto **GERMAN CREEK CONDOMINIUMS – THE BLUFFS OWNERS' ASSOCIATION**, its successors and assigns, the hereinabove described real estate together with all hereditaments and appurtenances thereunto belonging, as an estate in fee simple forever.

AND THE UNDERSIGNED COVENANTS with the said **GERMAN CREEK CONDOMINIUMS – THE BLUFFS OWNERS' ASSOCIATION**, its successors and assigns, that it is lawfully seized and possessed of the hereinabove described real estate; have a good and lawful right to sell and convey the same; that it is free and clear of all encumbrances except for the 2017 taxes which are prorated between the grantor and grantee, and as may be herein set out; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

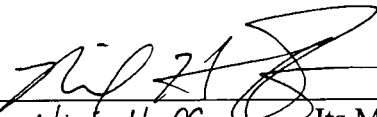
Witness the signature of the grantor by its duly authorized officers, this

June 21st, 2018.

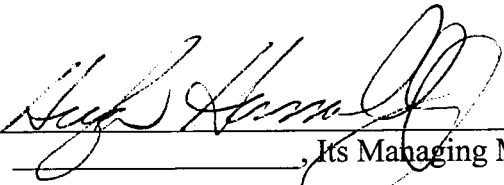
ACKNOWLEDGMENT OF OWNERSHIP & LEASE

The undersigned parties acknowledge that German Creek Condominiums, The Bluffs HOA is the owner of Parcel 23, 3.47 acres, condos and clubhouse, the "Clubhouse Tract", as set out in the Master Deed and that it is subject to a lease of office space to GCR, LLC.

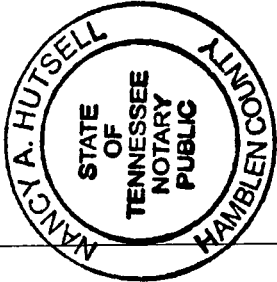
GCR, LLC

By: 
Nick Huff, Its Managing Member

GERMAN CREEK CONDOMINIUM
THE BLUFFS HOA

By: 
HUGH HAMIL, JR.
PRESIDENT - GCHOA





Nancy A. HutSELL
Notary Public or Register

The name and address of the property

owner is: German Creek Condo. -
The Bluffs HDA, 120 Muskogee
Lane, Beam Station, TN
37708

\\AMYGREER-PC\Public Folders\Documents\German Creek -The Bluffs\GermanDreekResort-TheBluffs12-17.docx

PROPERTY LOCATION

Map 042 Group _____ Parcel 023.00

GERMAN CREEK RESORT, LLC

By: [Signature]
President (Title)

STATE OF TENNESSEE
COUNTY OF Hamblen

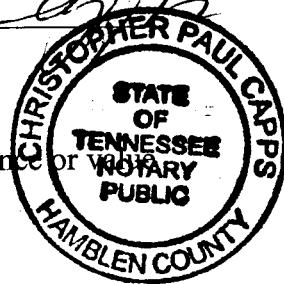
Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, Nick Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of GERMAN CREEK RESORT, LLC, a Tennessee Limited Liability Company, and that he/she, as such officer/representative of said entity, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed, by signing the name of said entity by himself/herself as such President.

Witness my hand and official seal at office in said county, this June 21, 2018.

My commission expires:

8/1/20

[Signature]
Notary Public

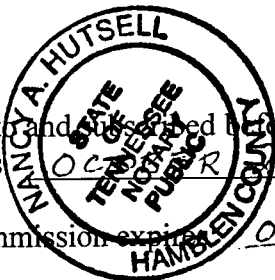


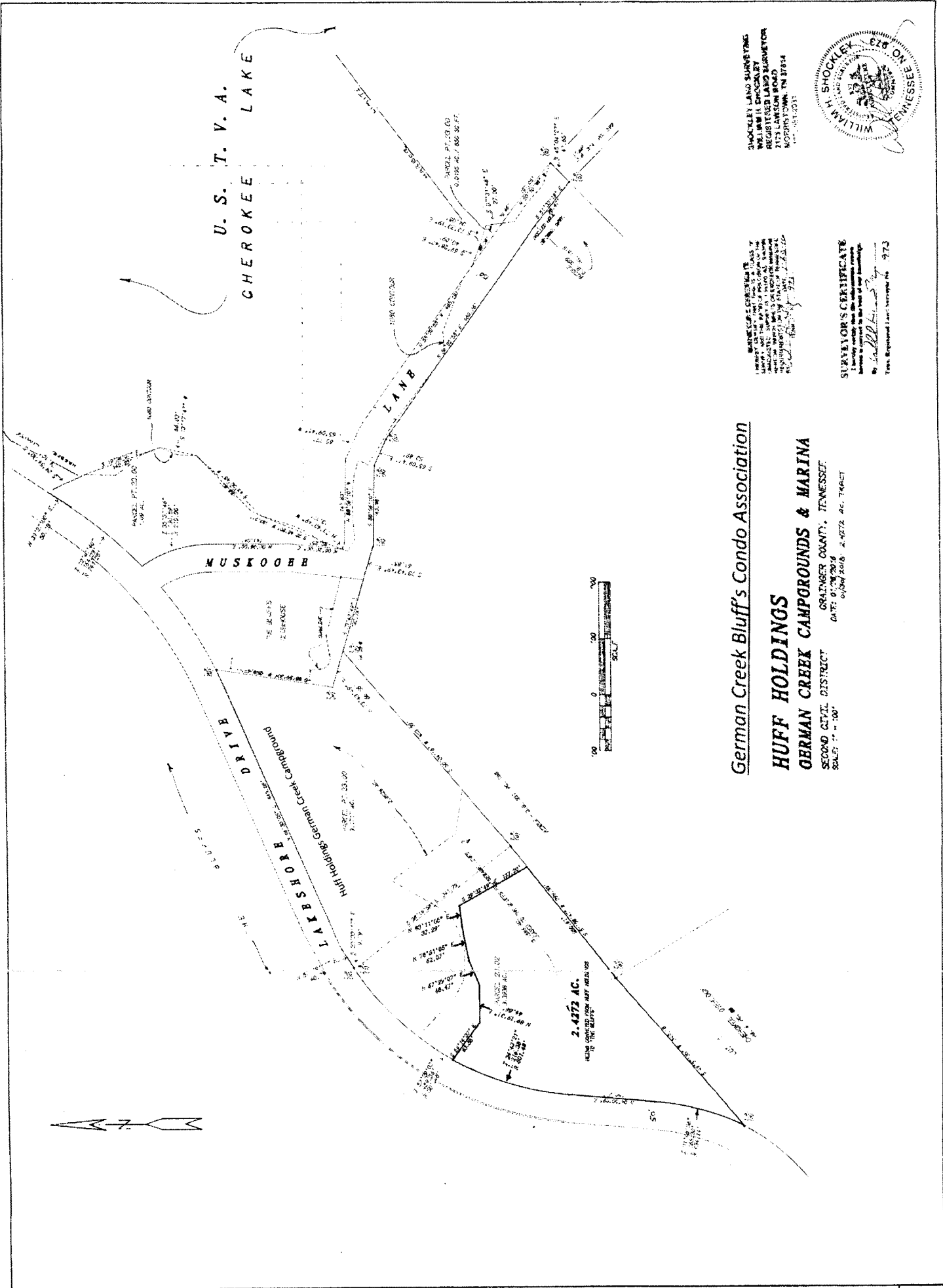
I hereby swear or affirm that the actual consideration for this conveyance or of the property transferred, whichever is greater, is \$ 2,000.00.

[Signature]
Affiant

Sworn to and subscribed before me, this October 13, 2018.

My commission expires 06-30-2020





German Creek Bluff's Condo Association

**HUFF HOLDINGS
GERMAN CREEK CAMPOUNDS & MARINA**

GERMAN CREEK CAMPOUNDS & MARINA
 SECOND CIVIL DISTRICT
 GRANTSBURG COUNTY, TENNESSEE
 DATE: 09/24/2018 2:4272 AC. T4601T
 SCALE: 1" = 100'

MARKER'S CREWMATE
 I HEREBY CERTIFY THAT THE PLANS
 HEREON WERE PREPARED BY ME OR
 UNDER MY CLOSE PERSONAL SUPERVISION
 AND THAT I AM A LICENSED SURVEYOR
 AND AM NOT PROVIDING THESE PLANS
 AS A SERVICE TO ANY OTHER PARTY.
 W. H. SHOCKLEY, JR.
 10/24/2018

SURVEYOR'S CERTIFICATE
 I, W. H. SHOCKLEY, JR.
 a Registered Land Surveyor No. 9773

SHOCKLEY LAND SURVEYING
 WILLIAM H. SHOCKLEY
 REGISTERED LAND SURVEYOR
 2175 LAWSON ROAD
 MORRIS TOWN, TN 37054
 TEL: 615-581-2511

