

RECORDED
STATE PROPERTIES COMMISSION

JAN 22 2019

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4:15 PM

DEPUTY CLERK

REAL PROPERTY RECORDS

012226

After Recording Return to:
The Beil Law Firm, P.C.
P. O. Box 1126
Columbus, GA 31902

STATE OF GEORGIA,
COUNTY OF FULTON:

CFN: 20190001564 B: 12555 P: 310 DEED
01/24/2019 04:18:51 PM Pages: 4
Danielle F. Forte Clerk of Superior & State Courts
Muscoogee County County, GA

GA TRANS TAX: \$ TRANSFER TAX ID: 1062019000320



QUITCLAIM DEED

THIS DEED, (hereinafter referred to as "Deed,") is made and entered into this 22nd day of January, 2019, (hereinafter referred to as "the date hereof,") with said date being inserted herein by Grantor at the time of its execution hereof, by and between the **STATE OF GEORGIA**, acting by and through the State Properties Commission, whose address is 270 Washington Street, Suite 2-129, Atlanta, Georgia 30334, Party of the First Part, (hereinafter referred to as "Grantor,") and **COLUMBUS CONSOLIDATED GOVERNMENT**, whose address is 420 10th St., 2nd Floor Columbus, GA 31901, Party of the Second Part, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their successors and assigns where the context requires or permits).

WITNESSETH THAT:

WHEREAS, Grantor is the owner of an approximately 5.84 acres and 8.73 acres of improved real property lying and being in the City of Columbus, Muscoogee County, Georgia (hereinafter referred to as the "Property") and more particularly described in Exhibit A, attached hereto and incorporated herein by reference, and further shown as a portion of property shown on a drawing entitled, "Drawing No. E-301, Property Transfer, Tract to be conveyed to the State of Georgia for Farmers' Market, 310-342 10th Avenue," and dated November 26, 1949, a copy of said drawing being recorded in Plat Book 48, Folio 118 in the records of the Office of the Clerk of the Superior Court of Muscoogee County, Georgia and the Office of the State Properties Commission, Fulton County, Georgia in Real Property Record 1029, said drawing being incorporated herein and by this reference made a part hereof; and

WHEREAS, Grantee desires to acquire the Property to be used as a park; and

WHEREAS, the Property is under the custody and control of the Georgia Department of Agriculture; and

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WHEREAS, by resolution or other official action dated January 26, 2017, the Georgia Department of Agriculture has declared the Property surplus to its needs, and has authorized the disposition of the Property through the State Properties Commission; and

WHEREAS, by 2017 Resolution Act No. 71 (S.R. 288), approved by the Governor on May 2, 2017, the General Assembly declared that the State of Georgia is the owner of the Property and authorized the conveyance of the Property through its State Properties Commission by competitive bid for fair market value, or a local government or State entity for fair market value; or to a local government or state entity for a consideration of TEN DOLLARS AND 00/100 (\$10.00) so long as the Property is used for public purpose in perpetuity; and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia; and

WHEREAS, by official action taken December 11, 2018, the Grantee approved acquiring the Property for the consideration of TEN DOLLARS AND 00/100 (\$10.00), and the restriction that the Property shall remain in public use in perpetuity, and in the event that the Property cease to be used by the Grantee for public use it shall revert back to the State of Georgia; and

WHEREAS, the State Properties Commission, at its duly called meetings on June 14, 2017 and December 12, 2017, approved conveying the Property to the Grantee for a consideration of TEN DOLLARS AND 00/100 (\$10.00), the restriction that the Property shall remain in public use in perpetuity; and in the event that the Property cease to be used by the Grantee for public use it shall revert back to the State of Georgia; and

NOW, THEREFORE, Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all right, title and interest of Grantor in and to that certain tract of land more particularly described and shown in Exhibit "A", attached hereto, incorporated herein, and

TO HAVE AND TO HOLD, the said real property unto Grantee, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim, or demand any right or title to the described real property or appurtenances or rights thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed and delivered in its name and with its seal affixed, by its State Properties Commission, acting by and through the Governor of the State of Georgia, as Chairman of the State Properties Commission, on the day, month and year first above written.

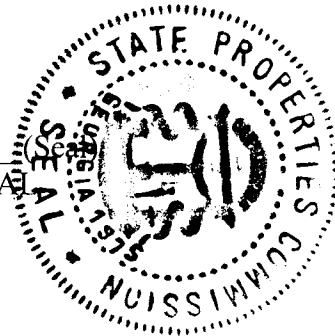
(Signatures begin on next page and remainder of page is intentionally blank)

GRANTOR

STATE OF GEORGIA

Acting by and through the
State Properties Commission

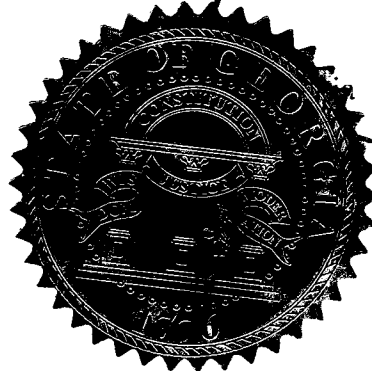
By: Nathan Deal
GOVERNOR NATHAN DEAL
as Chairman of the
State Properties Commission



Attest: Steven L. Stancil (Seal)
NAME: Steven L. Stancil
Title: Executive Director
State Properties Commission

Signed, sealed and delivered
as to the State Properties
Commission in the presence of:

Margie Rider
Unofficial Witness



Rhonda C. Barnes
Official Witness, Notary Public
My Commission expires: Aug 30, 2019

(Notary public seal
affixed here)



EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land situate lying and being in City of Columbus, Muscogee County, Georgia, containing approximately 5.84 acres and 8.73 acres of improved real property located in the City of Columbus, Muscogee County, Georgia more particularly described as a portion of property shown on a drawing which is recorded in Plat Book 48, Folio 118, and at the State Properties Commission, Real Property Record 1029 more particular described as follows:

Beginning at an iron on the East side of Tenth Avenue, said iron being three hundred and forty (340) feet South of the Southwest corner of the lands of Continental Cotton Gin Company; thence running South 1 degree 15 minutes East, along the East line of Tenth Avenue, a distance of four hundred (400) feet to an iron situated one hundred twenty-four and one-tenth (124.1) feet North of the iron on the Northwest corner of Riverdale Cemetery; thence North 88 degrees 45 minutes East, nine hundred fifty-seven and twenty nine hundredth (957.29) feet to an iron on the West line of other property of State Farmers' Market Authority; thence North 2 degrees 0 minutes West four hundred feet along the West boundary of said other State Farmers' Market Authority property to an iron; thence South 88 degrees 45 minutes West nine hundred fifty-seven and twenty nine hundredths (957.29) feet to the point of beginning; being eight and 73/100 (8.73) acres, more or less.

Beginning at a point on the South boundary line of certain lands retained by the City of Columbus Georgia for use as East Porterdale Cemetery, said point being nine hundred fifty seven and twenty nine hundredths (957.29) feet, N 88° 45' E of an iron on East line of 10th Avenue and said iron being three hundred forty (340) feet south of the southwest corner of lands of the Centinental Cotton Gin Company; Thence south one (1) degree and 15 minutes east four hundred (400.00) feet; thence north 88 degrees 45 minutes east, six hundred forty and seventy one hundredths (640.71) feet to an iron on the west line of the Municipal Airport, said iron being one hundred twenty four and one tenth (124.1) feet north of the northeast corner of Riverdale Cemetery; thence north two (2) degrees and 0 minutes west, four hundred one and two tenths (401.2) feet along the west line of said Municipal Airport, to an iron; thence south 88 degrees 45 minutes west six hundred thirty six and eleven hundreths (636.11) feet along the east line of said Porterdale Cemetery to the point of beginning. Said tract of land comprising approximately five and 84/100 (5.84) acres.