

After Recording Please Return To:

Robert M. McKenna
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
1111 Bay Avenue
Synovus Centre - Third Floor
Columbus, Georgia 31901

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF MUSCOGEE

KNOW ALL MEN BY THESE PRESENTS, that as of the ____ day of July, 2024, **COLUMBUS, GEORGIA, a body politic**, for and in consideration of the sum of One and 00/100ths (\$1.00) Dollar to them in hand paid by **JOSEPH A. YOUNG AND VICKIE L. YOUNG**, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has quit claimed, remised, released and conveyed, and does by these presents, quit claim, remise, release and convey all of their rights, title and interest unto **JOSEPH A. YOUNG AND VICKIE L. YOUNG**, the following described real estate, to-wit:

All those lots, tracts or parcels of land situate, lying and being in Muscogee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is hereby made subject to any and all zoning ordinances, restrictions, easements and restrictive covenants of record or in actual existence upon the above-described property.

IN TESTIMONY WHEREOF, the undersigned has duly executed this Quit Claim Deed, under seal, the date first above written.

COLUMBUS, GEORIGIA, a body politic

By: _____
Berry H. "Skip" Henderson, III, Mayor

Attest: _____
Sandra Davis, Clerk of Council

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
State of Georgia
County of Muscogee

(Notary's Seal)

READ AND APPROVED AS TO FORM BY:

CLIFTON FAYE, City Attorney

Legal Description
Partial Easement Abandonment
Part of Lot 11, Block B, Section Five, Timber Creek

Commence at an iron stake marking the intersection of the easterly line of Timber Drive and the northeasterly line of Timber Creek Way; thence along the northeasterly line of Timber Creek Way, 864.25 feet to an iron stake marking the northeast corner of Lot 11, Block B, Section Five, Timber Creek; thence leaving Timber Creek Way, South 20 degrees 55 minutes 37 seconds West, 105.0 feet to a point and the POINT OF BEGINNING; thence South 20 degrees 55 minutes 37 seconds West, 20.0 feet to a point; thence along the arc of a clockwise curve (said arc having a radius of 175.0 feet and being subtended by a 178.81 foot chord bearing North 38 degrees 20 minutes 58 seconds West), 187.68 feet to a point; thence North 82 degrees 22 minutes 27 seconds East, 20.0 feet to a point; thence along the arc of a counterclockwise curve (said arc having a radius of 155.0 feet and being subtended by a 158.38 foot chord bearing South 38 degrees 20 minutes 58 seconds East), 166.23 feet to a point and the POINT OF BEGINNING.