

**Tax Map No. 020 016 006**

**After Recording, Return To:**

Carson B. Sears, Esq.  
Sears & Ware LLC  
11 Perry Street  
Newnan, Georgia 30263  
**(File # 24001-RM)**  
Department of Natural Resources  
14.67± AC Columbus Farmers Market  
Law Dept. File No (1218488) JKL/LRF

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, between **COLUMBUS CONSOLIDATED GOVERNMENT, 420 10<sup>th</sup> St, 2<sup>nd</sup> Floor, Columbus, Georgia 31901**, hereinafter called “**Grantor**”, and **THE STATE OF GEORGIA**, in the custody of the Department of Natural Resources, a constitutional agency of the State of Georgia, whose address for purposes of this Deed is 2 MLK Jr. Dr. SE, Suite 1352, Atlanta, GA 30334, hereinafter called “**Grantee**” (the words “Grantor” and “Grantee” to include their respective successors, legal representatives 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 One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property located in Muscogee County, Georgia, being more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof (the “**Property**”).

**TO HAVE AND TO HOLD** the Property unto Grantee, so that neither said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the described Property or its appurtenances, or any rights thereof.

**THAT THE PURPOSE** of this Quitclaim Deed is to convey all right, title and interest that Grantor may have in that certain parcel of land shown and described on that certain Boundary Survey prepared for Grantor by Trinity Land Surveying, bearing the seal and certification of Matthew S. Johnson, G.R.L.S. No. 2868, dated July 16, 2025 (the “**Survey**”), and that this

Quitclaim Deed is given in connection with a Quitclaim Deed from Grantor to Grantee of even date herewith, in order to conform discrepancies between the legal description contained in the General Warranty Deed and the legal description based upon the Survey.

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

Signed, sealed and delivered  
in the presence of:

**Columbus Consolidated Government**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_ (SEAL)  
Name: B. H. Henderson, III  
Title: Mayor

\_\_\_\_\_  
Notary Public

## **Exhibit A**

### **Legal Description**

All that tract or parcel of land situate lying and being in Land Lots 23 & 32 in the City of Columbus, Muscogee County, Georgia and being more particularly described as follows:

BEGIN at a 1" pipe found at the intersection of the northerly right of way of 4<sup>th</sup> Street and the easterly right of way of 10<sup>th</sup> Avenue and run thence along the easterly right of way of 10<sup>th</sup> Avenue North 00°47'47" East a distance of 399.89 feet to a PK nail in concrete; thence leaving said right of way run South 89°15'53" East a distance of 1,592.49 feet to a ½ rebar found on the westerly right of way of Jackson Avenue (an 80' R/W); thence run along the westerly right of way of Jackson Avenue South 00°01'34" West a distance of 401.09 feet to the intersection of the westerly right of way of Jackson Avenue and the northerly right of way of 4<sup>th</sup> Street; thence run along the northerly right of way of 4<sup>th</sup> Street North 89°13'22" West a distance of 1,597.88 feet to a 1" pipe found at the intersection of the northerly right of way of 4<sup>th</sup> Street and the easterly right of way of 10<sup>th</sup> Avenue and the POINT OF BEGINNING.

Said property being shown on that certain Boundary Survey prepared for The State of Georgia by Trinity Land Surveying, bearing the seal and certification of Matthew S. Johnson, G.R.L.S. No. 2868, dated July 16, 2025, recorded in Plat Book 168, Page 132 in the Office of the Clerk of Superior Court Muscogee County, Georgia.

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**W I T N E S S E T H :**

**THAT GRANTOR**, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quitclaim unto Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property located in Muscogee County, Georgia, being more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof (the “**Property**”).

**TO HAVE AND TO HOLD** the Property unto Grantee, so that neither said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the described Property or its appurtenances, or any rights thereof.

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

Signed, sealed and delivered  
in the presence of:

**Columbus Consolidated Government**

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_ (SEAL)  
Name: B. H. Henderson, III  
Title: Mayor

\_\_\_\_\_  
Notary Public

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, more or less 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 Centennial 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 Farmer's Market Authority; thence North 2 degrees 0 minutes West four hundred feet along the West boundary of said other State Farmer's 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 Porterdales Cemetery, said point being nine hundred fifty seven and twenty nine hundredths (957.29) feet, N 88 degrees 45 minutes 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 Centennial 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 hundredths (636.11) feet along the east line of said Porterdales Cemetery to the point of beginning. Said tract of land comprising approximately five and 84/100 (5.84) acres.**