

Clayton County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 1-28-2016  
JACQUILINE D. WILLS  
Clerk, Superior Court

FILED  
CLAYTON COUNTY, GA

2016 JAN 28 AM 11:26

JACQUILINE D. WILLS  
CLERK SUPERIOR COURT  
02028

AFTER RECORDING, PLEASE RETURN TO:

William A. Holby, Esq.  
King & Spalding, LLP  
1180 Peachtree Street, N.E.  
Atlanta, Georgia 30309

STATE OF GEORGIA

COUNTY OF CLAYTON

QUITCLAIM DEED AND BILL OF SALE

This QUITCLAIM DEED AND BILL OF SALE, (the "Deed") dated the date hereof by and between GEORGIA MUNICIPAL ASSOCIATION, a Georgia non-profit corporation, as grantor (the "Grantor"), and CITY OF JONESBORO, GEORGIA, a political subdivision of the State of Georgia, as grantee (the "Grantee"):

WITNESSETH:

WHEREAS, the Grantor and the Grantee have entered into an Installment Sale Agreement, dated as of December 1, 2001 (the "Agreement") recorded in the office of the Superior Court of Clayton County in Book 5351, Pages 016-058; and

WHEREAS, the Grantor and the Grantee, pursuant to the terms of the Agreement have agreed to enter into this Deed; and

WHEREAS, all capitalized terms used herein and not defined herein shall have the meanings ascribed to them in the Agreement; and

WHEREAS, the Grantor desires to assign its right, title and interest in and to the Project to the Grantee and to execute this Deed with respect to all property rights it has in and to the Project;

THIS INSTRUMENT IS NOT SUBJECT TO INTANGIBLE RECORDING TAX IMPOSED IN O.C.G.A. § 48-6-60(2) UNDER THE EXEMPTION PROVIDED FOR IN ADMINISTRATIVE RULES AND REGULATIONS OF THE STATE OF GEORGIA SECTION 560-11-8-.14(a) THE GRANTOR HEREIN BEING A NON-PROFIT PUBLIC CORPORATION.

PK 10834PG404

NOW THEREFORE, in consideration of the premises and the respective undertakings and agreements hereinafter set forth, THE GRANTOR HEREBY AGREES AS FOLLOWS:

1. The Grantor hereby, with effect as and from the date hereof, grants, assigns, transfers and conveys to the Grantee, all of its right, title and interest in, to and under the Project.
2. The Grantor has such title in and to the Project Land free from all encumbrances except Permitted Encumbrances described in the Agreement, free of all claims of all persons whomsoever claiming by, through or under the Grantor.
3. The Grantee hereby accepts the assignment of all of the foregoing rights, title and interest of the Grantor in, to and under the Project.
4. The Grantor does hereby bargain, sell and convey to the Grantee its interest, if any, in the Project Land described in Exhibit "A" hereto and the Project Facilities located thereon, such property being free from all liens, security interests and encumbrances from Persons claiming through and under the Grantor other than Permitted Encumbrances described in the Agreement.

THE GRANTOR AND THE GRANTEE FURTHER AGREE AS FOLLOWS:

The Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) by it in hand paid at and before the sealing of these presents (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, unto the said Grantee, its successors and assigns, whatever right, title, and interest the Grantor does possess, and does by these presents demise, release, and forever quitclaim unto the Grantee all of the interest of the Grantor, if any, in and to the Project including, without limitation, the Project Land, and the Project Facilities;

TOGETHER, with all and singular the rights, tenements, hereditaments and appurtenances to the said Project belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, its successors and assigns forever.

PK 1083406405

IN WITNESS WHEREOF, Georgia Municipal Association has caused these presents to be executed in its name and its officer's seal to be hereto affixed this 15<sup>th</sup> day of January, 2016.

GEORGIA MUNICIPAL ASSOCIATION

By: *D Lamar Norton*  
Name: D Lamar Norton  
Title: Executive Director

Attest:

Signed, Sealed and  
Delivered in the  
Presence of:

By: *Lou Comer*  
Name: Lou Comer  
Title: Director, Local Government Services

*Allen Harris*  
Witness

*Kenyetta D Williams*  
Notary Public

**Kenyetta D Williams**  
My Commission Expires: \_\_\_\_\_

**Notary Public**  
State of Georgia  
(NOTARIAL SEAL)  
Gwinnett County

**My Commission Expires 6/28/2019**

BK10834PG406

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 241 of the The 5th District of Clayton County, Georgia, said parcel contains 1407 acres; and more particularly described as follows:

**BEGIN** at ½" rebar (found) at the Westerly right-of-way of Georgia State Highway No. 3 a.k.a. South Main Street, said point being 117.00 feet along said right-of-way from the intersection of the right-of-way of Burnside Street (30' r/w);

THENCE South 11 degrees 47 minutes 55 seconds East , for a distance of 171.30 feet along the Westerly right-of-way of Georgia State Highway No. 3 to a nail (found);

THENCE South 78 degrees 49 minutes 07 seconds West for a distance of 144.41 feet leaving said right-of-way to a ½" rebar (found);

THENCE South 11 degrees 41 minutes 09 seconds East for a distance of 8.77 feet to a ½" rebar (found);

THENCE South 78 degrees 50 minutes 18 seconds West for a distance of 139.61 feet to a 1" o.t.p. (found);

THENCE North 14 degrees 09 minutes 42 seconds West for a distance of 71.23 feet to a 1" o.t.p. (found);

THENCE North 89 degrees 36 minutes 12 seconds West for a distance of 127.64 feet to a ½" rebar (found);

THENCE North 00 degrees 24 minutes 36 seconds West fir a distance of 69.89 feet to a ½" rebar (found);

THENCE: South 88 degrees 13 minutes 10 seconds East for a distance of 28.64 feet to a ½" rebar (found);

THENCE North 12 degrees 44 minutes 18 seconds west for a distance of 27.50 feet to a ½" rebar (found);

THENCE North 83 degrees 45 minutes 09 seconds East for a distance of 80.08 feet to a 1" o.t.p. (found);

THENCE North 78 degrees 44 minutes 07 seconds East for a distance of 290.84 feet to the POB

Together with and subject to covenants, easements and restrictions of record.

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**EXHIBIT "A" (continued)**  
**PARCEL TWO**  
**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 209 and 240 of The 13th District of Clayton County, Georgia, said parcel of land contains 2.433 acres and more particularly described as follows:

**BEGIN** at a concrete r/w monument (found) at the intersection of the Easterly right-of-way of Georgia State Highway No. 3 a.k.a. North Main Street, a.k.a. Old Highway 41 (60' r/w) and the Northerly right-of-way with Mimosa Drive (r/w varies);

THENCE North 42 degrees 25 minutes 55 seconds West for a distance of 220.64 feet along the Easterly right-of-way of Georgia State Highway No. 3 to a ½" rebar (found) at the intersection of said right-of-way with the Southern right-of-way of Gloria Drive (r/w varies);

THENCE North 45 degrees 15 minutes 27 seconds East for a distance of 183.64 feet long the Southern right-of-way of Gloria Drive to ½" rebar (set);

THENCE South 43 degrees 26 minutes 34 seconds East for a distance of 94.85 feet leaving said right-of-way to a ½" rebar (set);

THENCE North 57 degrees 10 minutes 56 seconds East for a distance of 32.26 feet to a ½" rebar (set);

THENCE North 44 degrees 48 minutes 14 seconds East for a distance of 76.84 feet to a ½" rebar (set);

THENCE North 44 degrees 45 minutes 55 seconds East for a distance of 54.62 feet to a ½" rebar (set);

THENCE South 75 degrees 08 minutes 04 seconds East for a distance of 70.95 feet to a ½" rebar (set);

THENCE South 29 degrees 21 minutes 27 seconds East for a distance of 27.80 feet to a ½" rebar (set);

THENCE South 42 degrees 23 minutes 15 seconds East for a distance of 34.65 feet to a ½" rebar (set);

THENCE South 19 degrees 13 minutes 35 seconds East for a distance of 21.38 feet to a ½" rebar (set);

THENCE North 71 degrees 18 minutes 17 seconds East for a distance of 112.07 feet to a ½" rebar (set);

THENCE South 41 degrees 21 minutes 56 seconds East for a distance of 159.34 feet to a ½" rebar (found) on the Northern right-of-way of Mimosa Drive;

THENCE South 80 degrees 12 minutes 57 seconds West for a distance of 497.82 feet along the Northern right-of-way of Mimosa Drive to the POB.

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Subject to a 25' ingress and egress easement over the following tract:

0.143 ACRES SITUATE IN LAND LOT 209 OF THE 13TH DISTRICT, CLAYTON COUNTY, GA.

**BEGIN** at a point on the Southern right-of-way of Gloria Drive, said point being North 45 degrees 15 minutes 27 seconds East a distance of 131.81 feet from a ½" rebar (set) at the intersection of Gloria Drive and the Easterly right-of-way of Georgia State Highway No. 3, a.k.a. Old Highway 41 (60' r/w);

THENCE North 45 degrees 15 minutes 27 seconds East for a distance of 25.02 feet along the Southern right-of-way of Gloria Drive to a point;

THENCE South 46 degrees 48 minutes 21 seconds East for a distance of 83.75 feet leaving said right-of-way to a point'

Thence North 83 degrees 48 minutes 50 seconds East for a distance of 63.88 feet to a point;

Thence North 49 degrees 19 minutes 36 seconds East for a distance of 80.31 feet to a point;

Thence South 44 degrees 45 minutes 55 seconds East for a distance of 25.00 feet to a point;

Thence South 49 degrees 19 minutes 36 seconds West for a distance of 89.95 feet to a point;

Thence South 83 degrees 48 minutes 50 seconds West for a distance of 83.02 feet to a point;

Thence North 46 degrees 48 minutes 21 seconds West for a distance of 96.15 feet to the P.O.B.

10834-00409