

Type: QCD
Recorded: 6/29/2021 4:45:00 PM
Fee Amt: \$25.00 Page 1 of 2
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

Participant ID: 1138094925

Record and Return to:
Lawson & Beck, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269

BK 5313 PG 432 - 433

Quitclaim Deed

STATE OF GEORGIA
COUNTY OF FAYETTE

THIS INDENTURE, made the 23 day of June 2021,, between

KH Peachtree LLLP, a Florida limited liability limited partnership

, as party or parties of the first part, hereinafter called Grantor, and

THE TOWN OF TYRONE LOCATED IN FAYETTE COUNTY GEORGIA

, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee,

Access Easement Parcel

All that tract or parcel of land lying and being in Land Lot 168 of the 7th Land District, Town of Tyrone, Fayette County, Georgia and being more particularly described as follows:

Commencing at 3"x3" concrete monument found located at the northwest corner of land lot 167, thence along said northern land lot line in a southeasterly direction a distance of 1458.93 feet to a 1/2" rebar found located at the south east corner of Shamrock Industrial Park Phase V Lot 2B per Plat Book 47, Page 112 and the POINT OF BEGINNING for this tract of land;

Thence North 00°38'41" East, a distance of 1266.49 feet along the eastern line of said Shamrock Industrial Park Phase V to a 1/2" rebar found on the southern right of way line of Rockwood Road (r/w varies); thence along said right of way 65.06 feet along a curve to the left having a radius of 883.47 feet and a chord bearing and distance of South 66°36'08" East 65.05 feet to a point; Thence South 00°37'03" West, a distance of 1240.82 feet along properties now or formerly owned by AGE Properties, LLC and CWD Properties, Inc to a 1/2" rebar found on the northern line of said northern line of Land Lot 167; Thence along said land lot line North 89°50'20" West, a distance of 60.58 feet to a point and the POINT

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OF BEGINNING.

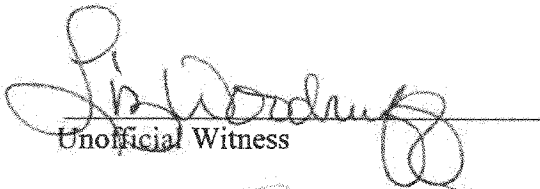
Said tract containing 1.734 acres.

TO HAVE AND TO HOLD the said described premises to 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 said premises or appurtenances, or any rights thereof.

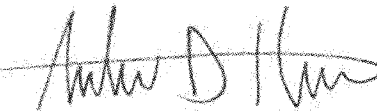
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in
the presence of:

KH Peachtree LLLP, a Florida limited
liability limited partnership


Unofficial Witness


Notary Public

By: 
Andrew Hitch, Authorized Signatory

