

**QUIT-CLAIM DEED  
GEORGIA, LOWNDES COUNTY**

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, 20, between THE LOWNDES COUNTY Board of Commissioners, a political subdivision of the State of Georgia, of the first part and BENJIE SANDERS & SHEILA SANDERS of the County of Lowndes, of the State Georgia, of the second part,

W I T N E S S E T H :

That the said party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by these presents does remise, release and forever quit-claim unto the said part y/ies of the second part, its successors heirs and assigns, the following property, to-wit:

All that tract or parcel of land lying, situate and being in Land Lot 77 of the 16th Land District of Lowndes County, Georgia, and being more particularly described according to a plat of the right of way adjacent and east of the property of undersigned, labeled as "Area 1" prepared by G&L, LLC dated the 24th day of March, 2020, and made a part of this description. Said plat is hereto attached or is on file at the office of the Lowndes County Board of Commissioners.

**Area 1:**

A strip of land, lying and being in Land Lot 77 of the 16<sup>th</sup> Land District, Lowndes County, GA, and being more particularly described as follows; For a POINT OF BEGINNING, begin at a point marking the intersection of the southern end of the curved mitered northern right-of-way (r/w) line of Carriage Drive (said road having a 60' width r/w) and the western r/w line of the extension of Ivandale Circle (said road having a 60' r/w) lying north of Carriage Drive, and running thence along said r/w line along the arc of a curve to the left for a distance of 32.17', said curve having a radius of 20.02', and being subtended by a chord distance of 28.82', with a chord bearing of North 46°44'32" East to a point; thence along the western r/w line of the Ivandale Circle North 00°20'10" East for a distance of 130.13' to a point located at the northern end of the rw line of said road, thence along the northern end of the termination of the r/w line of Ivandale Circle South 89°39'50" East for a distance of 30.00' to a point located at the centerline of said road; thence along the centerline of Ivandale Circle South 00°20'10" West for a distance of 150.00' to a point located at the intersection of the center line of Ivandale Circle and the projected northern r/w line of Carriage Drive; thence along the projected northern r/w line of Carriage Drive North 89°39'50" West for a distance of 50.87' to the POINT OF BEGINNING.

Said tract or parcel of land containing 0.105 acres more or less and being bounded as depicted on the attached plat of Quit Claim Area.

With all and singular the rights, members and appurtenances to said described property in anywise appertaining and belonging.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular rights, members, and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behalf of The Lowndes County Board of Commissioners, the said party of the second part, in fee-simple; and the said party of the first part, its successors and assigns, the said bargained premises unto the said party of the second part, against the said party of the first part, its successors and assigns, and all persons whatsoever, shall and will warrant and forever defend virtue of these presents

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed for it and on its behalf by its Chairman of Board of Commissioners and to be attested by its clerk and its corporate seal to be hereunto affixed, on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

LOWNDES COUNTY

(SEAL)