

Return recorded documents to:
Elliott, Blackburn & Gooding, P. C.
3016 North Patterson Street
Valdosta, GA 31602

CROSS REFERENCE TO:
Book 4564, Page 241
Book 5793, Page 237
Lowndes County, Georgia records

**NO TITLE EXAMINATION PERFORMED
DEED PREPARATION ONLY**

QUITCLAIM DEED AND RELEASE

GEORGIA, LOWNDES COUNTY

THIS INDENTURE made this ___ day of _____, 2022, between **LOWNDES COUNTY, GEORGIA**, (for itself and its Lowndes County 2009 CHIP Program) (“Grantor”), and **STEVEN LATORIA WADE, JR.**, as successor to Kristen Frances Wade and Steven Latoria Wade, Jr. under that certain Joint Tenancy With Right of Survivorship Warranty Deed between Kristen Frances Wade, as Grantor, and Kristen Frances Wade and Steven Latoria Wade, Jr., as Grantees, dated August 14, 2015, and recorded August 17, 2015, in Deed Book 5793, Page 237, in the real estate records of Lowndes County, Georgia (“Grantee”), “Grantor” and “Grantee” to include their respective heirs, executors, administrators, beneficiaries, legal representatives, successors, 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 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, has bargained and sold and by these presents does remise, release, and forever QUITCLAIM to Grantee, all the right, title, interest, claim, or demand Grantor has, and may have had in the following property (the “Released Parcel”) to the extent arising from or related to the Deed to Secure Debt (as hereinafter defined), to-wit:

All that tract or parcel of land lying and being in Land Lot 203 of the 11th Land District of Lowndes County, Georgia, and being more particularly described as follows: For a point of reference, begin at the Northeast corner of said Land Lot and run South 43 degrees 25'00" West 784.90 feet to the Point of Beginning; thence run South 43 degrees 25'00" West 236.96 feet; thence run North 85 degrees 01'3 1" West 165.26 feet; thence run North 04 degrees 58'29" East 180.00 feet to the South margin of the Right of Way of Ezelle Road; thence run South 85 degrees 01'3 1" East along said Right of Way 117.08 feet; thence run along a curve in said Right of Way North 87 degrees 28' 23" East a chord distance of 46.76 feet (Arc 46.88"); thence run South 89 degrees 49'52" East 149.15 feet to the Point of Beginning. Said Tract