

GEORGIA, LEE COUNTY
FILED FOR RECORD ON

3-8-2012
TIME 4:30P BOOK 1555 PG. 313
RECORDED 3-8-2012
Betty J. McGee, Dep.
SARA CLARK, CLERK
S.C.L.C., GA

COPY

RECORDED
STATE PROPERTIES COMMISSION

After Recording Return to:

MAR - 2 2012
010999

Durham and Lewis Law, LLC
120-C Walnut Avenue
P.O. Box 1069
Lecsburg, Georgia 31763

REAL PROPERTY RECORDS

STATE OF GEORGIA,
COUNTY OF LEE:

File No. 5700-MA-02RCA - LEE COUNTY UNIT-
12-(1112568) SAM/jam

QUITCLAIM DEED

THIS INDENTURE, hereinafter referred to as "Deed", is made this day of March 2nd, 2012, by and between the **STATE OF GEORGIA**, acting by and through its State Properties Commission ("SPC"), whose address is 47 Trinity Avenue, Suite G-04, Atlanta, Georgia 30334, party of the first part, hereinafter called "Grantor," and **ROBERT GOSA**, 132 McCarthy Road, Sylvester, Georgia 31791, party 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:

WHEREAS, Grantor is the owner of certain improved real property lying and being in Land Lot No. 79 & 80, 2nd Land District, Lee County, Georgia, commonly known as 336 Ashburn Highway (SR32), and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (hereinafter the "Property"); and

WHEREAS, the General Assembly of the State of Georgia, adopted Resolution Act Number 657, 2010 Senate Resolution Number 1083 (the "Resolution") authorizing and directing the sale and conveyance of the Property; and

WHEREAS, the General Assembly declared in the Resolution that the Property is no longer useful to or needed by the State of Georgia and is therefore surplus; and

WHEREAS, the Governor of the State of Georgia approved the Resolution on June 4, 2010; and

010999

WHEREAS, the Grantor advertised the sale of the Property through public competitive bidding; and

WHEREAS, the Grantee made a bid thereon, and the Grantor, at its called meeting on December 8, 2011, determined and announced Grantee's bid to be the most advantageous to the State of Georgia.

NOW, THEREFORE, Grantor, for and in consideration of the payment of Fifty Three Thousand Nine Hundred and 00/100 DOLLARS (\$53,900.00) in hand paid at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, convey and forever quitclaim unto Grantee all of Grantor's right, title and interest in the Property, being more particularly described in Exhibit "A", which is attached hereto, incorporated herein and by this reference made a part hereof.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, without warranty of any type, kind or nature whatsoever.

IN WITNESS WHEREOF, Grantor, acting by and through its duly authorized officials, has caused this Deed to be signed in its name with its official seal affixed hereto, and approved by the Governor of the State of Georgia pursuant to O.C.G.A. § 20-3-60(a), on the day, month and year first above written.

(Signatures Commence of the next page)

GRANTOR:

STATE OF GEORGIA

Acting By and Through Its State Properties
Commission

By Nathan Deal
Governor, NATHAN DEAL, as Chairman of the
State Properties Commission

Attest: Steven Stancil
STEVEN STANCIL as Executive Director of the
State Properties Commission

(Seal of the St

(Seal of State



Signed, sealed and delivered, as to Grantor,
in our presence:

Jonathan York
Unofficial Witness

Kristen D. [Signature]
Official Witness, Notary Public
My Commission Expires: 9/1/14
(Notary Public Seal Affixed Here)



010999

Exhibit "A" – Legal Description

1 ACRE REAL PROPERTY
LOCATED IN LAND LOTS 79 AND 80 OF THE 2ND DISTRICT
LEE COUNTY
IMPROVED WITH APPROXIMATELY 1,512 +/- SQUARE FOOT BUILDING CONSISTING OF
APPROXIMATELY 312 +/- SQUARE FEET OF OFFICE SPACE
AND APPROXIMATELY 1,200 +/- SQUARE FEET OF ENCLOSED SHOP SPACE; AN
ADDITIONAL APPROXIMATELY 1875 +/- SQUARE FOOT ATTACHED REPAIR SHED,
AN APPROXIMATELY 120 +/- SQUARE FOOT STORAGE BUILDING
AND AN APPROXIMATELY 176 +/- SQUARE FOOT WELL SHED

336 ASHBURN HIGHWAY (SR32), UNINCORPORATED LEE COUNTY, GEORGIA.

LEGAL DESCRIPTION: All that tract or parcel of land lying and being in the City of Unincorporated Lee County, and in Land Lot 79 And 80 Of The 2nd District, Lee County, Georgia, containing total area of 1.0 acre, more or less, and being all of that tract or parcel of land lying and being in a portion of Lot 79 and 80 of the 2nd Land District of Lee County, Georgia, and being more particularly shown on a plat of survey, entitled "LEESBURG SITE", and which plat is recorded at Plat Book B, Page 87, Lee County, Georgia Deed Records.

As depicted by said plat, said property is described as follows:

A portion of Lot 79 and 80 in the Second Land District of Lee County, Georgia; from the Northeast corner of Mr. E. E. Morgan's property on state Highway 32 run in an Easterly direction along Highway right-of-way 399.5 feet to a highway marker, thence along highway right-of-way 115 feet in an Easterly direction to the East Lot Line of Lot 79, thence along highway right-of-way in an Easterly direction 95 feet, thence due South 210 feet, thence due West 210 feet, thence due North 210 feet to the point of beginning.

Subject to: all easements, covenants, and restrictions of record

010999