

After Recording Return to:

RECORDED
STATE PROPERTIES COMMISSION

NOV 20 2012

011109

STATE OF GEORGIA,
COUNTY OF THOMAS:

REAL PROPERTY RECORDS

QUITCLAIM DEED

THIS INDENTURE, hereinafter referred to as "Deed", is made this 28th day of November, 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-02, Atlanta, Georgia 30334, party of the first part, hereinafter called "Grantor," and Balfour Lumber Company, Inc., 800 West Clay Street, Thomasville, Georgia 31792, 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 approximately 5.933 acres of certain improved real property lying and being in Land Lot 8, 13th District, City of Thomasville, Thomas County, Georgia, commonly known as the address of 401 Wolfe Street, Thomasville, Georgia and being more particularly described in Exhibit "A" attached hereto and incorporated by this reference (hereinafter the "Property"); and

WHEREAS, the Property is under the custody and control of the Technical College System of Georgia; and

WHEREAS, the Technical College System of Georgia at its duly called meeting on March 5, 2009 declared the Property surplus; and

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WHEREAS, by 2010 Resolution Act No. 657 (S.R. 1083), approved by the Governor on June 4, 2010, the General Assembly declared that the State of Georgia is the owner of the Property and authorized the State Properties Commission to sell the Property by competitive bid for a consideration of not less than the fair market value as determined by the State Properties Commission to be in the best interest of the State of Georgia and such further consideration and provisions as the State Properties Commission shall in its discretion determine to be in the best interest of the State of Georgia; and

WHEREAS, the State Properties Commission advertised the sale of the Property through public competitive bidding; and

WHEREAS, the Grantee herein made a bid thereon, and the State Properties Commission, at its duly called meeting held in Atlanta, Georgia, on August 24, 2012, determined and announced the said bid to be the most advantageous to the State of Georgia.

NOW, THEREFORE, Grantor, for and in consideration of the sum of One Hundred Ten Thousand and 00/100 DOLLARS (\$110,000.00), the mutual promise and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto Grantee any and all right, title and interest of Grantor in and to that certain tract of land more particularly described and shown in Exhibit "A", attached hereto, incorporated herein, and by this reference made a part hereof.

TO HAVE AND TO HOLD, the said real property unto 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 the described real property or appurtenances or rights thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed, sealed and delivered in its name and with its seal affixed, by its State Properties Commission,

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acting by and through the Governor of the State of Georgia, as Chairman of the State Properties Commission on the day, month and year first above written.

**GRANTOR:
STATE OF GEORGIA
Acting By and Through Its State Properties
Commission**



By: Nathan Deal

NATHAN DEAL, Governor
As Chairman of the State Properties

Attest: Steven L. Stancel
STEVEN L. STANCEL
State Property Officer
State Properties Commission

(State Properties Commission Seal Affixed Here)

Signed, sealed and delivered
as to both the Governor, as
Chairman and the Executive Director
in the presence of:

Heather J. York
Unofficial Witness

Ginette Latern
Official Witness, Notary Public

My Commission expires: Notary Public, Henry County, Georgia
My Commission Expires July 15, 2016

(Notary public seal
affixed here)



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Exhibit "A" – Legal Description

**APPROXIMATELY 5.933 ACRES OF IMPROVED REAL PROPERTY
LOCATED IN LAND LOT 8 OF THE 13TH DISTRICT
THOMAS COUNTY
401 WOLFE STREET, THOMASVILLE, GEORGIA.**

All that tract or parcel of land lying and being in the City of Thomasville, and in Land Lot 8 of the 13th District, Thomas County, Georgia, containing total area of 5.933 acres, more or less, and being all of that tract or parcel of land situate, lying and being in the City of Thomasville, Thomas County, and being more particularly shown on a plat of survey prepared by Frank E. Carlton, Registered Land Surveyor #1544, dated September 2nd, 1988, entitled "THOMAS TECHNICAL INSTITUTE", and which plat is recorded at Plat Cabinet 1, Folio 128C, Thomas County, Georgia Deed Records (attached).

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

To reach the point of beginning commence at the point of intersection of the center of Martin Luther King Drive with the center of Wolfe Street, said point of being marked with a P-K nail; run thence north 89 degrees 34 minutes 09 seconds west 1308.08 feet to a point; run thence south 00 degrees 37 minutes 00 seconds east 29.62 feet to a ½ inch diameter iron pin on the south right of way of Wolfe Street and the point of beginning of the property herein described; run thence south 00 degrees 37 minutes 00 seconds east 461.76 feet to a ½ inch diameter iron pin, run thence south 80 degrees 39 minutes 06 seconds west 502.20 feet to a concrete marker; run thence north 16 degrees 48 minutes 54 seconds west 88.00 feet to a concrete marker; run thence north 01 degree 39 minutes 17 seconds east 462.65 feet to a concrete marker on the south right of way of Wolfe Street; run thence south 89 degrees 36 minutes 52 seconds east along the south right of way of Wolfe Street 502.67 feet to the point of beginning.

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

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SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME State of Georgia, acting by and through the State Propert ...*				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 47 Trinity Avenue, Suite G-02				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$110,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30334 USA		DATE OF SALE 11/28/2012		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME Balfour Lumber Company, Inc.				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 800 West Clay Street				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Thomasville, GA 31792 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY THOMAS		CITY (IF APPLICABLE) Thomasville		MAP & PARCEL NUMBER 001 060002	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 13th	ACRES 5.933	LAND LOT 8	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbols signifies that the data was to big for the field. The original values are shown below.
 SELLER'S BUSINESS NAME: State of Georgia, acting by and through the State Properties Commission