E-Filed By:
Oglethorpe County Clerks Office
Clerk of Courts Kelli Paradise Smith
10/09/2024 04:10 PM
Deed Book: 00201
Page: 0530-0531
Participant IDs:
9331448563
$25.00 Base Filing Fee
$0.00 PT-61 Tax
PT61:109-2024-000651

STATE OF GEORGIA
COUNTY OF WILKES

Title Not Searched
No Opinion Given

Quitclaim Deed

THIS INDENTURE, made the 7th day of October, 2024, between **JFBH Company LLC, a Georgia limited liability company** of the County of Oglethorpe and State of Georgia as **Grantor** and **Hansford Land LLC, a Georgia limited liability company** of the County of Oglethorpe and State of Georgia as **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 TEN AND NO/100 DOLLAR ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

See Exhibit "A"

with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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

All of the foregoing,
signed, sealed and delivered in
the presence of:

Unofficial Witness

Notary Public

JFBH Company LLC, a
Georgia limited liability company

By: _____
Breland Laurel Hansford, Member

By: _____
John Franklin Hansford, II,
Member/Authorized Signer

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Exhibit "A"

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the 229th District, G. M., Oglethorpe County, Georgia, a portion of said property being in the City of Lexington, containing 2.17 acres, more or less, shown on a plat of survey entitled "Surve for Wallace Graham" prepared by James M. Paul, Registered Land Surveyor, dated February 23, 1967, and recorded in Plat Book 5, Page 93, in the Office of the Clerk of the Superior Court of Oglethorpe County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located at a corner common to the westerly right-of-way of U.S. Highway 78, the property of Hardin Estate, and the tract described herein; running thence south 76 degrees 30 minutes west 441.7 feet to an iron pin; thence north 16 degrees 45 minutes west 427.7 feet to an iron pin; thence north 71 degrees 45 minutes east 200.0 feet to a point; thence south 16 degrees 45 minutes west 414.3 feet to a point; thence north 76 degrees 30 minutes east 241.7 feet to a point on the westerly right-of-way of U.S. Highway 78; thence south 16 degrees 29 minutes east 30 feet to the beginning point.

This is the same tract conveyed to Wallace Graham by Warranty Deed from Mrs. B. H. Henderon, dated April 22, 1964, recorded in Deed Book 4-A, Page 44, in said Clerk's Office.