

**PREPARED BY:**

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STATE OF GEORGIA  
COUNTY OF BEN HILL

QUIT CLAIM DEED

THIS INDENTURE is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025, by and between **Ben Hill County, Georgia**, hereinafter known and designated as “Grantor”, and **Ben Hill – Irwin Joint Development Authority**, hereinafter known and designated as “Grantee”. The words “Grantor” and “Grantee” to include the neuter, masculine and feminine genders, the singular and the plural.

WITNESSESTH, Grantor for and in consideration of the sum of TEN DOLLARS (\$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, convey and forever quitclaim to Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to all that tract of land, if any, and being more particularly described on “Exhibit A”, attached hereto and incorporated herein by reference (the “Property”).

Together 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 Grantee so that neither the 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 premises or its appurtenances. The transfer evidenced by this instrument is made WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS-IS, WHERE-IS AND WITH ALL FAULTS.

IN WITNESS WHEREOF, Grantor has hereunto set its hands and affixed its seal by its duly authorized officers, the day and year first above written.

**GRANTOR:**

**BEN HILL COUNTY, GEORGIA**

By: \_\_\_\_\_

Hal Wiley, Chairman

Board of Commissioners of Ben Hill County

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Unofficial Witness

Attest: \_\_\_\_\_

Pamela Turner, County Clerk

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
[AFFIX NOTARIAL SEAL]

## EXHIBIT A

### LEGAL DESCRIPTION

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PART OF LAND LOT 59 OF THE 3<sup>RD</sup> LAND DISTRICT OF IRWIN COUNTY, GEORGIA AND PART OF LAND LOT 60 OF THE 3<sup>RD</sup> LAND DISTRICT OF BEN HILL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" OPEN TOP PIPE FOUND AT THE SOUTHWEST CORNER OF TRACT 1 TECHNICAL COLLEGE SYSTEM OF GEORGIA WIREGRASS TECHNICAL COLLEGE AS RECORDED IN PLAT BOOK A, PAGE 57H3, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF BEN HILL IRWIN TECH LANE (R/W VARIES) AND THE COUNTY LINE OF IRWIN COUNTY, GEORGIA AND BEN HILL COUNTY, GEORGIA.

FROM SAID POINT OF BEGINNING, GO SOUTHWESTERLY ALONG THE NORTHERN RIGHT-OF-WAY OF BEN HILL IRWIN TECH LANE (R/W VARIES) ALONG A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, AN ARCH LENGTH OF 100.36 FEET, SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 15 MINUTES 54 SECONDS WEST WITH A CHORD DISTANCE OF 100.00 FEET TO A POINT; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF SAID ROAD, GO NORTH 24 DEGREES 45 MINUTES 09 SECONDS WEST ALONG A COMMON PROPERTY LINE SHARED WITH NOW OR FORMERLY BEN HILL-IRWIN JOINT DEVELOPMENT AUTHORITY FOR A DISTANCE OF 223.00 FEET TO A POINT; THENCE SOUTH 86 DEGREES 02 MINUTES 23 SECONDS EAST ALONG A COMMON PROPERTY LINE SHARED WITH NOW OR FORMERLY BEN HILL-IRWIN TECHNICAL INSTITUTE FOR A DISTANCE OF 188.62 FEET TO A 5.5"x5.5" CONCRETE MONUMENT FOUND; THENCE SOUTH 00 DEGREES 58 MINUTES 30 SECONDS WEST ALONG A COMMON PROPERTY LINE SHARED WITH NOW OR FORMERLY THE STATE OF GEORGIA FOR A DISTANCE OF 150.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.576 +/- ACRES ~25,103 SQ. FT.

THE ABOVE-DESCRIBED TRACT OF LAND IS PART OF TAX PARCEL #059 0005.