

After recording return to:
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HALL BOOTH SMITH, P.C.
1564 King Road
Tifton, Georgia 31793

**STATE OF GEORGIA
COUNTY OF BEN HILL**

QUITCLAIM DEED

THIS INDENTURE, made this ____ day of August, 2026, between **BEN HILL COUNTY**, by and through its Board of Commissioners, hereinafter known and designated as “Grantor”, and **JANOS KOZMA, INC.**, hereinafter collectively known and designated as “Grantee.”

WITNESSETH that Grantor, for and in consideration of TEN AND NO/100--- (\$10.00)---DOLLARS and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledge, has granted, bargained, sold and by these presents does remise, release and forever quitclaim to Grantees, their successors and assigns, all the right, title, interest, claim or demand Grantor has or may have had in and to the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 61 of the 3rd Land District of Ben Hill County, Georgia, containing 4.74 acres, and being more particularly described as follows:

Begin at a point of intersection of the eastern right-of-way margin of Perry House Road with the northern right-of-way margin of Ed Ward Road (80-foot wide right-of-way); and with said point of intersection being the POINT OF BEGINNING of the herein-described tract or parcel of land, run thence along the said northern right-of-way margin of Ed Ward Road the following courses and distances: South 89 degrees 04 minutes 29 seconds East 402.21 feet; thence along a curve having a radius of 8174.36 feet an arc distance of 216.22 feet (chord: South 88 degrees 19 minutes 01 seconds East, 216.22 feet); South 87 degrees 33 minutes 33 seconds East 72.91 feet; thence along a curve having a radius of 11579.40 feet an arc distance of 232.53 feet (chord: South 88 degrees 08 minutes 04 seconds East, 232.52 feet); South 88 degrees 42 minutes 35 seconds East 766.61 feet; thence along a curve having a radius of 11419.14 feet an arc distance of 123.83 feet (chord: South 89 degrees 01 minutes 13 seconds East, 123.83 feet); North 89 degrees 52 minutes 36 seconds East 159.36 feet; North 89 degrees 43 minutes 58 seconds East 548.57 feet; South 89 degrees 22 minutes 41 seconds East 40.50 feet; run thence from the northern right-of-way margin of Ed Ward Road to the southern right-of-way margin of said road South 0 degrees 37 minutes 19 seconds West 80.00 feet; run thence along the southern right-of-way margin of Ed Ward Road the following courses and distances: North 89 degrees 22 minutes 41 seconds West 39.88 feet; South 89 degrees 43 minutes 58 seconds West 578.49 feet; North 89 degrees 56 minutes 06 seconds West 159.21 feet; thence along a curve having a radius of 11499.14 feet an arc distance of 95.61 feet (chord: North 88 degrees 56 minutes 52 seconds West, 95.61 feet); North 88 degrees 42 minutes 35 seconds West 766.61 feet; thence along a curve having a radius of 11659.40 feet an arc distance of 234.13 feet (chord: North 88 degrees 08 minutes 04 seconds West, 234.13 feet); North 87 degrees 33 minutes 33 seconds West 72.91 feet; thence along a curve having a radius of 8094.36 feet an arc distance of 214.11 feet (chord: North 88 degrees 19 minutes 01 seconds West, 214.10 feet); North 89 degrees 04 minutes 29 seconds West 354.50 feet; South 45 degrees 20 minutes 53 seconds West 70.00 feet to a point on the eastern right-of-way margin of said Perry House Road; run thence along the eastern right-of-way margin of said road North 1 degree 29 minutes 36 seconds East 130.00 feet to the Point of Beginning of the herein-described tract or parcel of land.

Said description according to that certain plat of survey dated March 10, 2026, prepared by Weeks Surveying, certified by James D. Weeks, Georgia Registered Surveyor No. 2111, for Ben Hill County, being recorded in Plat Book _____, Page _____, in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, which plat is by this referenced incorporated herein and made a part hereof for the purpose of a more complete description.

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

TO HAVE AND HOLD the said described premises unto Grantee, her successors and assigns, so that Grantor nor its successors, nor any other person or persons claiming under it shall at any time, by any means or ways have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor, by and through its Chairman of its Board of Commissioners, has hereunto set its hand and affixed its seal the day and year first above written.

_____(SEAL)
HAL WILEY, Chairman
Ben Hill County, Georgia Board of Commissioners

Signed, sealed and delivered in the presence of:

Witness

Notary Public