
ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue

Savannah, GA 31401

ATTN: Robert B. Brannen, Jr., Esq.

(912) 644-5721

File Number: 19267-1

QUITCLAIM DEED

THIS INDENTURE, made and entered into this ___ day of _____, 2019, by **FIGURE 8 (GEORGIA), LLC**, a Georgia limited liability company ("Grantor"), to **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**, a municipal corporation of the State of Georgia ("Grantee"):

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all those tracts or parcels of land lying and being located in Chatham County, Georgia, and being known as **PARCEL XXII, HARRY JUE COMMUNITY PARK, #2251 NEW HAMPSTEAD PARKWAY, 47.7 ACRES**, and more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, easements, hereditaments and appurtenances thereof, to the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee, its successors and assigns, so that neither Grantor nor any person or persons claiming under Grantor shall at any time by any means or ways, have any right or title to the Property or any rights, easements, heriditaments or appurtenances thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal affixed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered, this ____ day
of _____, 2019,
in the presence of:

FIGURE 8 (GEORGIA), LLC, a Georgia
limited liability company

By: _____
Jack E. Fisher, President

Unofficial Witness

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

EXHIBIT "A"

Legal Description

All that certain lot, tract, or parcel of land situate, lying and being in the 8th GM District, Savannah, Chatham County, Georgia containing 47.7 acres, and shown as **PARCEL XXII, HARRY JUE COMMUNITY PARK, #2251 NEW HAMPSTEAD PARKWAY, 47.7 ACRES**, on that certain plat entitled "Minor Recombination Subdivision, Parcels XI and Parcels XXII being a Recombination of Parcel XI (PUD VIL-2) with a portion of Parcel B-1 of the New Hampstead Development Area, Lands of Figure 8 (Georgia) LLC, 8th G.M. District, Savannah, Chatham County, Georgia", prepared by Michael S. Williams, G.R.L.S. No. 2712, dated August 12, 2011, and recorded in Subdivision Map Book 42-S, page 108 A-D, Chatham County, Georgia records, said plat being incorporated herein and made a part hereof by this reference. Said property is more particularly described as follows.

Commencing at concrete monument located at the intersection of the western right-of-way line of Highgate Boulevard with the northern right-of-way line of New Hampstead Parkway, thence continuing along said right-of-way line of New Hampstead Parkway along a curve to the left an arc length of 1097.52 feet to a concrete monument said curve having a radius of 3475.00 feet, with a chord bearing of S 38°37'04" W and a chord length of 1092.96 feet; thence continuing along said right-of-way line S 29°34'12" W a distance of 559.16 feet to a 5/8" rebar, the **POINT OF BEGINNING**; thence continuing along said right-of-way line S 29°34'12" W a distance of 413.58 feet to a concrete monument; thence continuing along said right-of-way line S 29°34'12" W a distance of 442.55 feet to a concrete monument; thence departing said right-of-way line S 81°38'09" W a distance of 963.42 feet to a 5/8" rebar; thence N 37°19'21" W a distance of 223.60 feet to a 5/8" rebar; thence N 37°19'21" W a distance of 826.35 feet to a 5/8" rebar; thence N 46°08'14" E a distance of 1106.21 feet to a 5/8" rebar; thence N 43°11'32" W a distance of 90.18 feet to a 5/8" rebar; thence N 46°34'57" E a distance of 395.00 feet to a 5/8" rebar; thence S 43°11'32" E a distance of 286.55' to a 5/8" rebar; thence S 46°48'28" W a distance of 395.00 feet to a 5/8" rebar; thence S 43°11'32" E a distance of 400.00' to a 5/8" rebar; thence N 46°48'28" E a distance of 395.00 feet to a 5/8" rebar; thence S 43°11'32" E a distance of 759.08' to a 5/8" rebar, said point being the **POINT OF BEGINNING**.

Tax Parcel No.: 1-1047-03-034

The foregoing legal description specifically excludes the property and is subject to the access easement rights conveyed from International Paper Realty Corporation to Georgia Power Company by Quitclaim Deed and Non-exclusive Easement, dated December 20, 2007, and recorded in Deed Book 335 O, page 573, Chatham County, Georgia records, as shown on that plat entitled "Plat of a Proposed Substation & Access Easement within the New Hampstead Development Area, 8th G.M. District, Savannah, Chatham County, Georgia," dated October 18, 2007 and prepared by Michael S. Williams, Georgia Registered Land Surveyor No. 2712 for International Paper Realty Corporation and recorded in Plat Book 38-P, page 78, Chatham County, Georgia records, said plat being incorporated herein and made a part hereof by this reference.