

After recording, please return to:  
Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road, NE  
Atlanta, Georgia 30326  
Attn: Mark A. Block, Esq.

Tax Parcel ID:

### **QUITCLAIM DEED**

THIS INDENTURE, made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_ 2022, by and between **FULTON COUNTY**, a political subdivision of the State of Georgia (hereinafter referred to as “Grantor”), and the **CITY OF EAST POINT** (hereinafter referred to as “Grantee”) (the words “Grantor” and “Grantee” shall include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

### **W I T N E S S E T H T H A T:**

GRANTOR, for and in consideration of the sum of One and No/100ths Dollars (\$1.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has remised, conveyed and quitclaimed, and by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee all of its right, title and interest in and to that certain property located in Fulton County, Georgia, as more particularly described in Exhibit “A” attached hereto and by reference made a part hereof (hereinafter referred to as the “Property”).

TO HAVE AND TO HOLD the said described Property to the said Grantee, so that neither the said Grantor nor any person or persons claiming under the said Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the said described Property or appurtenances, or any rights thereof.

THIS DEED IS AN INSTRUMENT TO CLEAR TITLE ONLY; ACCORDINGLY, NO TRANSFER TAXES ARE DUE HEREON.



IN WITNESS WHEREOF, Grantor has executed and sealed this Quitclaim Deed on the day and year first above written.

Signed, sealed and delivered this \_\_\_\_ day of \_\_\_\_\_, 2022  
in the presence of:

FULTON COUNTY, a political subdivision of  
the State of Georgia

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Robert L. Pitts, Chairman  
Fulton County Board of Commissioners

\_\_\_\_\_  
[Notarial Seal]

Attest: \_\_\_\_\_  
Tonya R. Grier  
Clerk to the Commission

**APPROVED AS TO FORM**

\_\_\_\_\_  
Y. Soo Jo, County Attorney



## **EXHIBIT "A"**

### **Legal Description**

#### **PARCEL 1:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 13TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING GENERALLY KNOWN AS CAMPBELL DRIVE, BEGINNING AT ROOSEVELT HIGHWAY AND RUNNING IN A NORTHERLY DIRECTION A DISTANCE OF 2150 FEET.

#### **PARCEL 2:**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33 OF THE 13TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING GENERALLY KNOWN AS CAMPBELL DRIVE, BEGINNING AT THE END OF PAVEMENT AND RUNNING ONE (1) MILE NORTH TO A DEAD END.

PARCELS 1 & 2 ABOVE BEING ALL, OR A PORTION, OF THE FOLLOWING:

CAMPBELL DRIVE RIGHT OF WAY "ABANDONMENT"

BEING ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 33, 13TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1 1/2 INCH CRIMP TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 31, 32, 33 & 34 OF THE AFORESAID DISTRICT; THENCE, LEAVING SAID POINT AND RUNNING WITH THE WEST LINE OF SAID LAND LOT 34 AND THE PROPERTY NOW OR FORMERLY OWNED BY DUKE REALTY LAND LLC SOUTH 00 DEGREES 24 MINUTES 34 SECONDS WEST, 285.19 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF NORTH COMMERCE DRIVE (75 FOOT R/W); THENCE, CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH COMMERCE DRIVE NORTH 89 DEGREES 25 MINUTES 14 SECONDS WEST, 239.07 FEET TO A POINT; THENCE, 434.91 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 408.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 55 MINUTES 14 SECONDS WEST, 414.66 FEET THENCE, LEAVING AFORESAID RIGHT OF WAY SOUTH ALONG THE FORMER WESTERN RIGHT OF WAY OF CAMPBELL ROAD (ABANDONED) AND THE PROPERTY OF REAL ESTATE PERSPECTIVES III, LLC, SOUTH 00 DEGREES 00 MINUTES 04 SECONDS EAST, 1,688.25 FEET TO A 1/2 INCH REBAR SET AT THE NORTHWEST CORNER OF CAMPBELL ROAD RIGHT OF WAY AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND; THENCE, LEAVING THE SAID POINT OF BEGINNING AND CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF CAMPBELL ROAD AND ALONG THE PROPERTY OF REAL ESTATE PERSPECTIVES III, LLC THE FOLLOWING FIVE CALLS:

1. NORTH 89 DEGREES 35 MINUTES 01 SECONDS EAST, 61.33 FEET; THENCE,
2. 179.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 58.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREE 37 MINUTES 08 SECONDS EAST, 115.97 FEET; THENCE,
3. 22.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 30 MINUTES 53 SECONDS WEST, 20.71 FEET; THENCE,



4. SOUTH 00 DEGREES 09 MINUTES 05 SECONDS EAST, 13.13 FEET; THENCE,
5. SOUTH 00 DEGREES 09 MINUTES 09 SECONDS EAST, 793.35 FEET; THENCE,
6. NORTH 89 DEGREES 28 MINUTES 09 SECONDS WEST, 50.29 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF CAMPBELL ROAD; THENCE, NORTH ALONG AFORESAID RIGHT OF WAY AND THE PROPERTY OF REAL ESTATE PERSPECTIVES III, LLC, THE FOLLOWING TWO CALLS:
7. NORTH 00 DEGREES 07 MINUTES 59 SECONDS WEST, 846.52 FEET; THENCE,
8. NORTH 00 DEGREES 09 MINUTES 10 SECONDS WEST, 89.99 FEET TO THE POINT OF BEGINNING, CONTAINING 53,630 SQUARE FEET OR 1.2312 ACRES OF LAND, MORE OR LESS.