

Return To:

Strickland & Strickland, LLP  
P.O. Box 70  
Covington, GA. 30015-0070

**QUITCLAIM DEED**

**STATE OF GEORGIA  
COUNTY OF ROCKDALE**

**THIS INDENTURE**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, between **Rockdale County, Georgia**, a political subdivision of the State of Georgia, of the first part, hereinafter called "Grantor", and **Lakeview Community Action Committee, Inc.**, a Georgia corporation, of the second part, hereinafter collectively called "Grantee". (The words "Grantor" and "Grantee" to include their respective heirs, successors, and assigns, where the context requires or permits.)

**WITNESSETH:** Grantor, for and in consideration of the sum of \$1.00, and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledges, by these presents does hereby remise, convey and forever quitclaim any interest that they may have in that property as described in Exhibit "A" unto the said Grantee.

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

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

Signed, sealed and delivered  
in the presence of:

Rockdale County, Georgia,  
Board of Commissioners

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Richard A. Oden, Chairman & CEO

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

Attest: By: \_\_\_\_\_  
Jennifer Rutledge, County Clerk

{Rockdale County Seal}

2016-353

## EXHIBIT "A"

### TRACT I:

#### **Recreation Building**

All that tract of land lying in Land Lot 262 of the 16th District of Rockdale County, Georgia, being that property shown on a survey prepared by Roger L. Cordes & Associates, dated June 3, 1977, entitled "Property Line Survey of Sunrise Lakes Clubhouse for First Pennsylvania Bank," the same being attached as Exhibit "B" in Quit Claim Deed from Lakeview Homeowners Corporation, Inc. to Rockdale County at Deed Book 176, Page 1018, Rockdale County, Georgia Records, and being more particularly described as follows:

Beginning at the intersection of the northwest right of way of Pinelake Drive (40 foot right of way line) and the northeast right of way of Frontier Drive (60 foot right of way); thence, north  $52^{\circ}17'15''$  west 59.92 feet along Frontier Drive (60 foot right of way) to an iron pin set; thence, north  $46^{\circ}25'45''$  east 109.50 feet to an iron pin set; thence, north  $76^{\circ}41'25''$  east 49.58 feet to an iron pin set; thence, south  $14^{\circ}40'25''$  east 119.10 feet to an iron pin set; thence, along Pinelake Drive (50 foot right of way) a curve to the left with a radius of 188.52 feet, a distance or arc of 19.97 feet, the chord sustaining said curve running south  $46^{\circ}18'10''$  west having a distance of 19.96 feet; thence, south  $43^{\circ}16'05''$  west 14.50 feet along Pinelake Drive (50 foot right of way) to a point; thence, north  $79^{\circ}26'35''$  west 87.46 feet along Pinelake Drive (40 foot right of way) to the Point of Beginning.

### TRACT IV:

#### **Parking Lot by Recreation Building**

All that tract of land lying in Land Lot 262 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

To find the True Point of Beginning begin at the intersection of the northwest right of way of Pinelake Drive (40 foot right of way) and the northeast right of way of Frontier Drive (60 foot right of way); thence, north  $52^{\circ}17'15''$  west 59.92 feet to an iron pin found and a one-half inch rod, and the Point of Beginning; thence, north  $59^{\circ}06'45''$  west 61.04 feet along Frontier Drive (60 foot right of way) to an iron pin set and a one-half inch rod; thence, north  $42^{\circ}27'40''$  east 129.22 feet to a point on the inside corner of a curb; thence, south  $38^{\circ}39'50''$  east 44.56 feet to an iron pin set and a one-half inch rod; thence, south  $17^{\circ}08'05''$  west 47.73 feet to an iron pin set and a one-half inch rod; thence, south  $46^{\circ}25'45''$  west 67.11 feet to an iron pin found and the True Point of Beginning, all as shown on plat prepared by Rodger L. Cordes & Associates entitled "Property Line Survey of Office & Clubhouse Parking Lot for First Pennsylvania Bank," dated November 11, 1977, and the same being attached to as Exhibit "C" in Quit Claim Deed from Lakeview Homeowners Corporation, Inc. to Rockdale County at Deed Book 176, Page 1018, Rockdale County, Georgia Records.

Subject to any and all easements and restrictions of record.

**STRICKLAND & STRICKLAND, LLP**

Attorneys at Law  
1138 Conyers Street, SE  
P.O. Box 70  
Covington, Georgia 30015-0070  
(770) 786-5460

**Rockdale County, Georgia  
962 Milstead Ave.  
Conyers, GA. 30012**

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**CERTIFICATE OF TITLE**

Please be advised that an examination has been made of the public records of the county which the property described in the Caption is located, as properly indexed, and that based upon such an examination, our opinion is that good and marketable title to said property is, as of July 11, 2016, vested in:

**ROCKDALE COUNTY**

subject to exceptions numbered 1 through 14 herein below set forth.

**GENERAL EXCEPTIONS**

1. All unpaid ad valorem taxes for the current year.
2. Any encroachments or other defects in title or description which would be disclosed by a current, accurate survey of the property.
3. The rights of others, if any, other than the record owners, in actual possession of the property or any part thereof.
4. Unrecorded claims of liens, if any.
5. Applicable state, county, city and federal statutes or ordinances of governing authorities having jurisdiction over the subject property as same may relate to the use thereof.
6. Riparian rights of other landowners in and to the run of streams, if any, abutting or crossing any portion of the subject property.
7. All easements and rights of way relating to new roads or relocation of old roads, railroads, and utility lines abutting or crossing any portion of the subject property.
8. No opinion is rendered as to compliance with applicable state or federal laws or regulations involving subdivision of land, consumer credit protection, environmental matters, or any other similar laws or regulations.
9. The examination and this opinion are subject to a record search of the names of married women and other parties as they appear in the chain of title only or as furnished to examining counsel.

## SPECIAL EXCEPTIONS

10. Rockdale County 2016 Ad Valorem Taxes for Tax Map and Parcel No. 0400010895 are exempt. All previous years taxes have been paid in full and/or exempted.
11. Easement and use of facilities reserved at Quit Claim Deed dated 11/21/1977, filed for record 11/22/1977, Rockdale County, Georgia Records.
12. Easement between Lakeview Estates, Inc. and Mobile Townes of Atlanta, Inc., dated 05/28/1970, filed for record 05/29/1970 at Deed Book 86, Page 440, to include ingress-egress, aforesaid records.
13. Restrictive Covenants dated 12/04/1969, filed for record 12/04/1969 at Deed Book 83, Page 220, aforesaid records.
14. Parking Easement between LRD Properties, Inc. and Rockdale County, GA, dated 04/01/2005 at Deed Book 3420, Page 253, aforesaid records.

This 14<sup>th</sup> day of July, 2016

STRICKLAND & STRICKLAND, LLP

By:

  
C. David Strickland

# Rockdale Citizen

"Local News For Local People"

969 South Main Street  
Conyers, Georgia 30012

Phone (770) 483-7108

Fax (770) 339-5869

## PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA  
COUNTY OF ROCKDALE

Personally appeared before the undersigned, a notary public within and for said county and state, Robert D. McCray, Vice President of SCNI, which publishes the Rockdale Citizen, published at Conyers, County of Rockdale, State of Georgia, and being the official organ for the publication of legal advertisements for said county, who being duly sworn, states on oath that the report of

Ad No.: **443389**  
Name and File No.: **#R-2016-11 895 FRONTIER DRIVE**  
a true copy of which is hereto attached, was published in said newspaper on the following date(s):

**09/21/16 Wed**  
**09/28/16 Wed**  
**10/05/16 Wed**  
**10/12/16 Wed**

**NOTICE OF INTENT OF ROCKDALE COUNTY, GEORGIA TO MAKE A PRIVATE SALE OF REAL PROPERTY LOCATED IN LAKEVIEW ESTATES**  
Please take notice that pursuant to O.C.G.A. §36-9-3, it is the intent of Rockdale County, Georgia, as detailed by Resolution #R-2016-11 to negotiate and consummate a private sale of the real property containing less than 20,000 square feet, and a dilapidated structure consisting of approximately 1,749 square feet, located at **895 Frontier Drive in Lakeview Estates**, which will alleviate a financial burden of the tax payers of Rockdale County and provide a resource to the citizens of Rockdale County once improved by the Lakeview Community Action Committee.  
Rockdale County, Georgia  
Board of Commissioners  
Richard A. Oden, Chairman  
Oz Nesbitt, Sr.  
Doreen L. Williams  
9 2 8 - 4 4 3 3 8 9  
9/21,28,10/5,12

*Robert D. McCray*

Robert D. McCray, SCNI Vice President of Sales and Marketing

*Tina Pethel*

By Tina Pethel  
SCNI Controller

Sworn and subscribed before me 10/12/16

*Kathy B Stephens*



Notary Public

My commission expires June 23, 2018