



Real Estate Transfer Tax \$0.00

Filed and Recorded:
6/20/2018 4:28:50 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Please return to:
Moore & Reese, LLC
2987 Clairmont Road, Suite 350
Atlanta, Georgia 30329
File Number: 9812.0000

QUITCLAIM DEED**STATE OF GEORGIA
COUNTY OF DEKALB**

THIS INDENTURE made as of this 21st day of May, 2018, between **Housing Authority of the City of Decatur, Georgia, a public body corporate and politic**, the Grantor and **Board of Education of the City of Decatur, Georgia, a political subdivision of the State of Georgia**, the Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell, convey, remise, release and forever QUIT CLAIM unto the said Grantee, all the right, title, interest, claim or demand which the Grantor may have had in and to the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 245 and 246 of the 15th District of DeKalb County, Georgia and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, so that neither Grantor nor any other person claiming under Grantor shall at any time, claim or demand any right, title or interest to the said tract of land, or its appurtenances.

IN WITNESS WHEREOF, the said Grantor has executed the indenture under seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness
Notary Public
[NOTARIAL SEAL]

GRANTOR:

Housing Authority of the City of Decatur, Georgia, a public body corporate and politic

By:

Douglas S. Faust, Executive Director



Exhibit "A"
Legal Description
346 West Trinity Place

All that tract or parcel of land lying and being in Land Lots 245 and 246 of the 15th District, DeKalb County, Georgia, as shown and depicted on that certain Boundary Survey for First American Title Insurance Company and Board of Education of the City of Decatur, Georgia, prepared by Dekalb Surveys Inc., certified by Patrick F. Carey, Georgia R.L.S. 3077, dated June 29, 2017 and being more particularly described as follows:

To reach the true point of beginning commence at a hole in concrete being the intersection of the northerly right-of-way of Robin Street (16 feet from the centerline) and the easterly right-of-way of Electric Avenue (32 feet from centerline)
Thence along the easterly right-of-way line of Electric Avenue (right-of-way varies) north 45 degrees 00 minutes 53 seconds west a distance of 22.67 feet to a point;
Thence north 00 degrees 05 minutes 20 seconds east a distance of 510.59 feet to an iron pin set, said pin being the TRUE POINT OF BEGINNING and from said TRUE POINT OF BEGINNING as thus established;
Continuing along the easterly right-of-way line of Electric Avenue north 00 degrees 05 minutes 20 seconds east a distance of 234.16 feet an iron pin set;
Thence proceeding along a curve to the right having an arc distance of 25.24 feet with a radius of 16.00 feet and being subtended by a chord bearing north 45 degrees 15 minutes 41 seconds east a distance of 22.70 feet to an iron pin set on the southerly right-of-way line of West Trinity Place;
Continuing along the southerly right-of-way line of West Trinity Place (right-of-way varies) south 89 degrees 33 minutes 59 seconds east a distance of 425.45 feet to an iron pin set;
Leaving said right-of-way and proceeding along a curve to the right having an arc distance of 25.04 feet with a radius of 16.00 feet and being subtended by a chord bearing south 44 degrees 44 minutes 26 seconds east a distance of 22.56 feet to an iron pin set on the westerly right-of-way line of Commerce Drive,
Proceeding along said right-of-way south 01 degrees 50 minutes 32 seconds east a distance of 50.69 feet to a point;
Thence south 00 degrees 01 minutes 22 seconds east a distance of 209.90 feet to an iron pin set;
Leaving said right-of-way and proceeding north 89 degrees 50 minutes 10 seconds west a distance of 197.82 feet to an iron pin set;
Thence south 00 degrees 09 minutes 28 seconds west a distance of 25.27 feet to an iron pin set;
Thence north 89 degrees 19 minutes 22 seconds west a distance of 50.40 feet to an iron pin set;
Thence along a curve to the right having an arc distance of 50.11 feet with a radius of 67.50 feet and being subtended by a chord bearing north 68 degrees 17 minutes 56 seconds west a distance of 48.97 feet to an iron pin set;
Thence north 46 degrees 45 minutes 51 seconds west a distance of 46.14 feet to an iron pin set;
Thence along a curve to the left having an arc distance of 11.32 feet with a radius of 15.00 feet and being subtended by a chord bearing north 68 degrees 23 minutes 25 seconds west a distance of 11.05 feet to an iron pin set;
Thence north 90 degrees 00 minutes 00 seconds west a distance of 121.85 feet to an iron pin set on the easterly right-of-way line of Electric Avenue, said pin being the TRUE POINT OF BEGINNING.
Said parcel contains 125,369 square feet or 2.88 acres.