

R011618d

**A RESOLUTION BY THE BOARD OF COMMISSIONERS
OF NEWTON COUNTY, GEORGIA, DISPOSING OF THE ABANDONED
COUNTY LINE ROAD EAST BY CONVEYANCE TO ABUTTING PROPERTY
OWNERS; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to the Official Code of Georgia Annotated (“O.C.G.A.”) § 32-7-3, the County is authorized to dispose of any property acquired in any manner for public road purposes when such property is no longer needed for such purposes because of changed conditions;

WHEREAS, attached hereto marked Exhibit A is a sketch or plat of County Line Road East, south of Shire Parkway and all corresponding right-of-way lying in Land Lots 104, 105, 127, and 128 of the 1st District of Newton County, Georgia (“County Line Road East”);

WHEREAS, O.C.G.A. § 32-7-4 provides a statutory procedure for the County to dispose of a public road;

WHEREAS, at the Board of Commissioner’s (“Board”) December 5, 2017, regular meeting, the Board determined that the removal of County Line Road East from the County’s road system was in the best public interest;

WHEREAS, at the Board’s January 2, 2018, regular meeting, following notice to the abutting property owners and a duly publicized public hearing, the Board declared the entirety of County Line Road East to be abandoned;

WHEREAS, the County has determined its interest in the abandoned County Line Road East property to be *de minimis*;

WHEREAS, the County has determined it to be in the public’s best interest to quitclaim any interest it may have in the abandoned County Line Road East property to the benefit of those abutting property owners through which parcels such property runs; and

WHEREAS, the abutting property owners and corresponding County Tax Assessor parcel numbers are as follows:


| | |
|--|------------------|
| Stanton Springs, LLC | 0134000000005A00 |
| JC Flex, LLC | 0134000000005C00 |
| Joint Development Authority of Jasper County, Morgan County, Newton County and Walton County | 0134000000005000 |
| Pollard Lumber Co., Inc. | 0134000000003000 |

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and it is hereby resolved by the authority of the same, as follows:

1. That the best interest of Newton County is served by the conveyance of that certain County property formerly known as County Line Road East lying in Land Lots 104, 105, 127, and 128 of the 1st District of Newton County, Georgia ("County Line Road East"), to the benefit of those abutting property owners through which parcels such property runs.
2. That the County Attorney shall prepare appropriate forms of quitclaim deeds to be executed by the Chairman of the Board of Commissioners conveying the County's interest in the property formerly known as County Line Road East to the abutting property owners as follows:
 - a. Stanton Springs, LLC, a Georgia limited liability company
 - b. JC Flex, LLC, a Georgia limited liability company
 - c. Joint Development Authority of Jasper County, Morgan County, Newton County, and Walton County, a political subdivision of the State of Georgia
 - d. Pollard Lumber Co., Inc., a Georgia corporation
 - e. Newton County Water and Sewerage Authority, a political subdivision of the State of Georgia

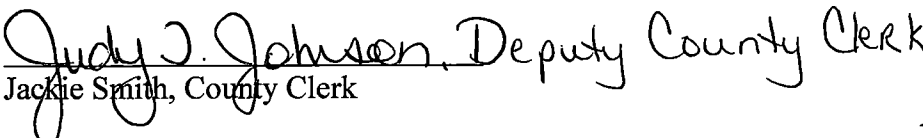
THIS RESOLUTION is hereby adopted this 16th day of January, 2018, the public health, safety and general welfare demanding it.

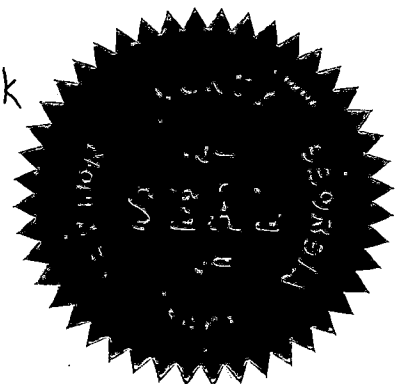
NEWTON COUNTY BOARD OF COMMISSIONERS



Marcello Banes, Chairman

Attest:

for  Deputy County Clerk
Jackie Smith, County Clerk



After recording, please return to:

Jeffrey M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

STATE OF GEORGIA)

COUNTY OF NEWTON)

QUITCLAIM DEED

THIS INDENTURE, dated and effective as of January 16, 2018, between NEWTON COUNTY, a political subdivision of the State of Georgia, as party of the first part (hereinafter referred to as "Grantor"), and STANTON SPRINGS, LLC, a Georgia limited liability company, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits);

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said 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 105 of the 1st District of Newton County, Georgia, previously known as County Line Road East and being more particularly described in **Exhibit "A,"** attached hereto and incorporated herein by this reference which crosses through that certain real property owned by Grantee currently assigned Newton County Tax Assessor Parcel Number 013400000005A00.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

— GRANTOR:

NEWTON COUNTY

By: Marcelo Banes
Marcelo Banes, Chairman,
Board of Commissioners of Newton County

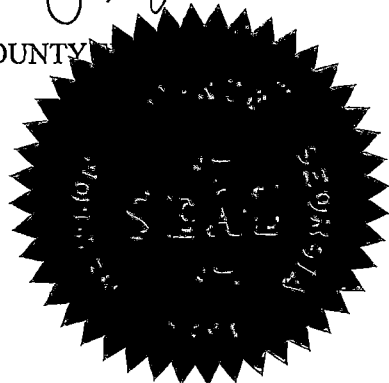
Attest: Judy J. Johnson, Deputy County Clerk
for Jackie Smith, Clerk

[COUNTY]

Signed, sealed and delivered
in the presence of:

Dwaka M. [Signature]
Unofficial Witness

[Signature]
Notary Public



[NOTARIAL SEAL]

My Commission Expires: June 01, 2018



EXHIBIT A

After recording, please return to:

Jeffrey M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

STATE OF GEORGIA)

COUNTY OF NEWTON)

QUITCLAIM DEED

THIS INDENTURE, dated and effective as of January 16, 2018, between NEWTON COUNTY, a political subdivision of the State of Georgia, as party of the first part (hereinafter referred to as "Grantor"), and JC FLEX, LLC, a Georgia limited liability company, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits);

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said 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 105 of the 1st District of Newton County, Georgia, previously known as County Line Road East and being more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference which crosses through that certain real property owned by Grantee currently assigned Newton County Tax Assessor Parcel Number 013400000005C00.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

—GRANTOR:

NEWTON COUNTY

By: Marcelo Banes
Marcelo Banes, Chairman,
Board of Commissioners of Newton County

Attest: Judy J. Johnson, Deputy County Clerk
for Jackie Smith, Clerk
[CO]

Signed, sealed and delivered
in the presence of:

Awake M. [Signature]
Unofficial Witness

[Signature]
Notary Public



[NOTARIAL SEAL]

My Commission Expires: June 01, 2018



EXHIBIT A

After recording, please return to:

Jeffrey M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

STATE OF GEORGIA)

COUNTY OF NEWTON)

QUITCLAIM DEED

THIS INDENTURE, dated and effective as of January 16, 2018, between **NEWTON COUNTY**, a political subdivision of the State of Georgia, as party of the first part (hereinafter referred to as "Grantor"), and **JOINT DEVELOPMENT AUTHORITY OF JASPER COUNTY, MORGAN COUNTY, NEWTON COUNTY AND WALTON COUNTY**, a political subdivision of the State of Georgia, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits);

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said 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 Lots 104, 105, 127 and 128 of the 1st District of Newton County, Georgia, previously known as County Line Road East and being more particularly described in **Exhibit "A,"** attached hereto and incorporated herein by this reference which crosses through that certain real property owned by Grantee currently assigned Newton County Tax Assessor Parcel Number 013400000005000.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above-written.

GRANTOR:

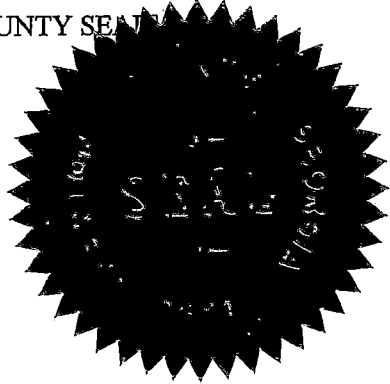
NEWTON COUNTY

By: Marcelo Banes
Marcelo Banes, Chairman,
Board of Commissioners of Newton County

Attest: Judy J. Johnson, Deputy County Clerk
for Jackie Smith, Clerk
[COUNTY SEAL]

Signed, sealed and delivered
in the presence of:

Bwake M. [Signature]
Unofficial Witness
[Signature]
Notary Public



[NOTARIAL SEAL]

My Commission Expires: June 01, 2018



EXHIBIT A

After recording, please return to:

Jeffrey M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

STATE OF GEORGIA)

COUNTY OF NEWTON)

QUITCLAIM DEED

THIS INDENTURE, dated and effective as of January 16, 2018, between NEWTON COUNTY, a political subdivision of the State of Georgia, as party of the first part (hereinafter referred to as "Grantor"), and POLLARD LUMBER CO., INC., a Georgia corporation, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits);

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said 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 Lots 104, 105, 127 and 128 of the 1st District of Newton County, Georgia, previously known as County Line Road East and being more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference which crosses through that certain real property owned by Grantee currently assigned Newton County Tax Assessor Parcel Number 013400000003000.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

GRANTOR:

NEWTON COUNTY

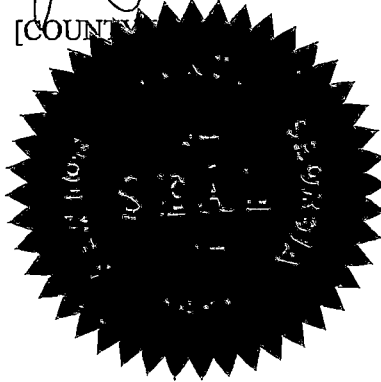
By: Marcelo Banes
Marcelo Banes, Chairman,
Board of Commissioners of Newton County

Attest: Judy J. Johnson, Deputy County Clerk
for Jackie Smith, Clerk
[COUNTY]

Signed, sealed and delivered
in the presence of:

Awaka M. [Signature]
Unofficial Witness

[Signature]
Notary Public



[NOTARIAL SEAL]

My Commission Expires: June 01, 2018



EXHIBIT A

After recording, please return to:

Jeffrey M. Strickland, Esq.
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

STATE OF GEORGIA)

COUNTY OF NEWTON)

QUITCLAIM DEED

THIS INDENTURE, dated and effective as of January 16, 2018, between NEWTON COUNTY, a political subdivision of the State of Georgia, as party of the first part (hereinafter referred to as "Grantor"), and NEWTON COUNTY WATER AND SEWERAGE AUTHORITY, a political subdivision of the State of Georgia, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits);

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does bargain, sell, remise, release and forever quitclaim unto said Grantee, all the right, title, interest, claim or demand which the said 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 Lots 128 and 129 of the 1st District of Newton County, Georgia, previously known as County Line Road East and being more particularly described in **Exhibit "A,"** attached hereto and incorporated herein by this reference which crosses through that certain real property owned by Grantee currently assigned Newton County Tax Assessor Parcel Number 013400000004000.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

GRANTOR:

NEWTON COUNTY

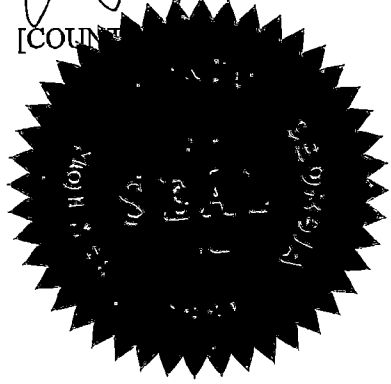
By: Marcelo Banes
Marcelo Banes, Chairman,
Board of Commissioners of Newton County

Attest: Judy J. Johnson, Deputy Clerk
for Jackie Smith, Clerk

Signed, sealed and delivered
in the presence of:

Nwaka M. H.
Unofficial Witness

P. Couner
Notary Public



[NOTARIAL SEAL]

My Commission Expires: June 01, 2018

EXHIBIT A

