

EXHIBIT "A" 1 of 2

Parcel 053 014

Recorded 12/08/2021 11:48AM
Georgia Transfer Tax Paid \$0.00
Kelli Paradise Smith Clerk Superior Court
OGLETHORPE COUNTY, GA.
EX 00161 Pg 0986-0987
PT61: 1092021000884
Penalty
Interest

STATE OF GEORGIA

RETURN TO: Dennis Peter Helmreich
Post Office Box 266
Lexington, Georgia 30648

COUNTY OF OGLETHORPE

QUITCLAIM DEED

THIS INDENTURE, made this 4th day of August, 2021, between KALWATTIE BHOLA, of Queens County, New York, as Party of the First Part, and KEMRAJ BHOLA, of Oglethorpe County, Georgia, as Party of the Second Part;

(Wherever used herein, the terms "Party of the First Part" and "Party of the Second Part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH

The said Party of the First Part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does hereby remise, convey, and forever Quitclaim to said Party of the Second Part, all the right title, interest, claim, or demand that said Party of the First Part has or may have had in and to the following described property:

ALL THAT TRACT OR PARCEL OF LAND, with all improvements thereon, situate, lying and being at 1303 Athens Road in the Crawford (1303rd) District, G. M., Oglethorpe County, Georgia, containing 70.71 acres, more or less, being bounded, now or formerly, as follows: on the Northeast by U. S. Highway 78, by Budram Bhola, Kalwattie Bhola, and Kemraj Bhola, by Greater Georgia Printers Inc, by the City of Crawford, and by the Oglethorpe County Board of Commissioners; on the Southeast and Southwest by Ogeechee River Corp.; on the Northwest by Bernardo Acevedo *et al*, and by R. B. Kashlan. Said tract is more particularly described as to

EXHIBIT "A" 2 of 2



courses, distances, metes and bounds by a plat entitled "Survey for Forrest Beasley" dated October 10, 1995, by James M. Paul, Registered Land Surveyor, recorded in Plat Book 17 at Page 116, Oglethorpe County, Georgia Records. Said plat is incorporated herein by reference thereto. Said tract is the same property conveyed from S. Derrick Anderson f/k/a S. Derrick Spray and Jammie Anderson f/k/a Jammie Spray to Budram Bhola and Kalwattie Bhola by Warranty Deed dated February 21, 2008, recorded in Deed Book 19-Q at Page 107, Oglethorpe County, Georgia Records.

TO HAVE AND TO HOLD the said described property to the said Party of the Second Part, so that neither the said Party of the First Part nor any other person or persons claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid property or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Party of the First Part has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

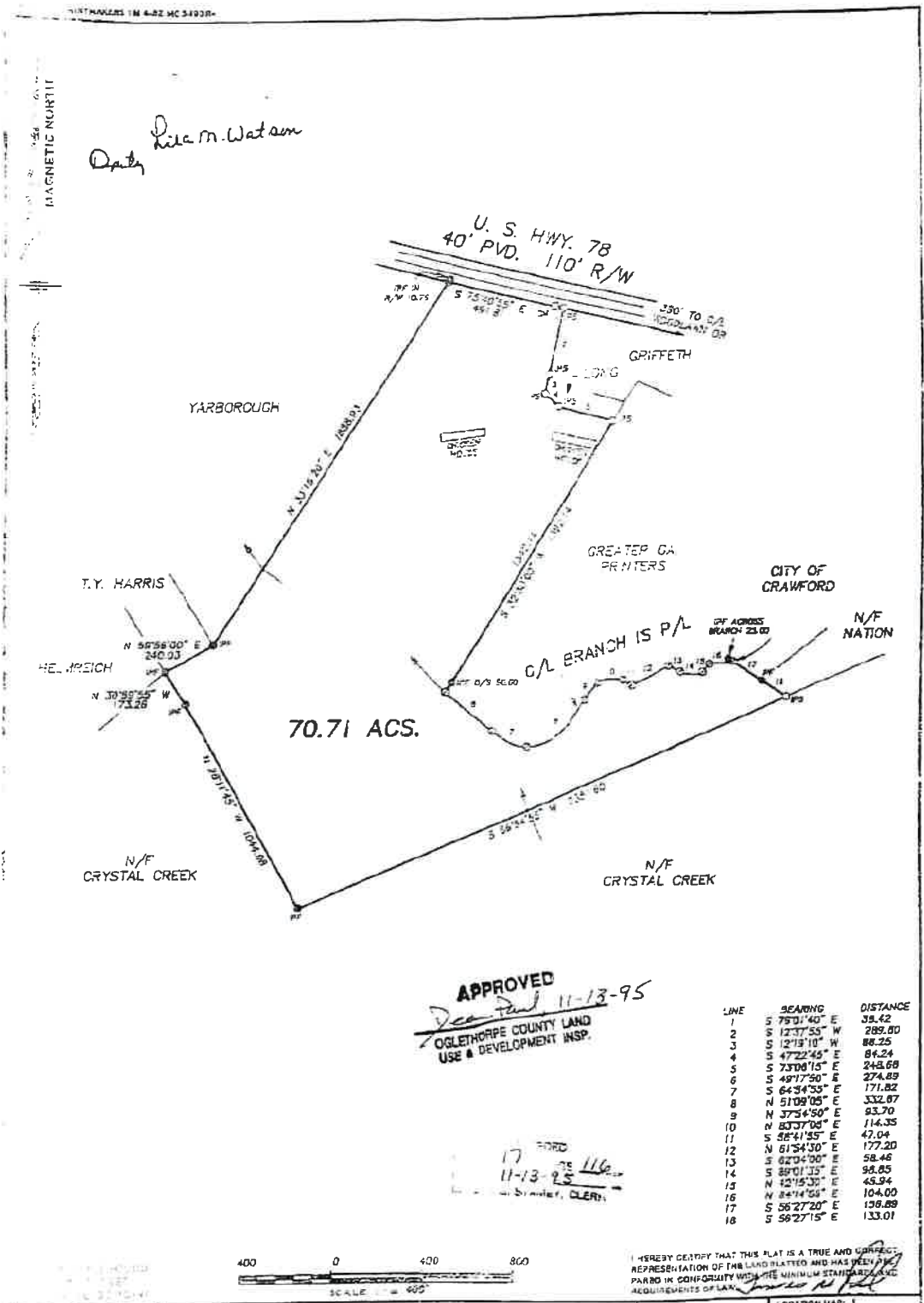
Kalwattie Bhola (SEAL)
KALWATTIE BHOLA

[Signature]
Notary Public

ABU AHMED
NOTARY PUBLIC-STATE OF NEW YORK
No. 02AH6377179
Qualified in Queens County
My Commission Expires 07-02-2022

21-02-19\QCD - LAND

EXHIBIT "B"



APPROVED
Dea Paul 11-13-95
 OGLETHORPE COUNTY LAND
 USE & DEVELOPMENT INSP.

17 FORD
 11-13-95
 Surveyor, CLERK

LINE	BEARINGS	DISTANCE
1	S 75° 1' 40" E	38.62
2	S 12° 37' 55" W	289.00
3	S 12° 15' 10" W	88.25
4	S 47° 22' 45" E	84.24
5	S 73° 08' 15" E	248.69
6	S 49° 17' 50" E	274.89
7	S 64° 54' 35" E	171.82
8	N 51° 09' 05" E	332.67
9	N 37° 54' 50" E	93.70
10	N 83° 37' 05" E	114.35
11	S 38° 41' 55" E	47.04
12	N 61° 54' 30" E	177.20
13	E 62° 04' 00" E	58.46
14	S 80° 01' 35" E	98.85
15	N 42° 15' 30" E	45.94
16	N 84° 14' 55" E	104.00
17	S 56° 27' 20" E	158.89
18	S 58° 27' 15" E	133.01



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

	FORREST BEASLEY SURVEYOR				THEODOLITE: SOW 3FR	LOCATION MAP:
	G.D. 333	COUNTY: OGLETHORPE	STATE: GEORGIA	DATE: 10-10-95	DISTANCE BOLD P: SOW 3FR	
	DRAWN BY: PAUL JR.		SURVEYED BY: JAMES M. PAUL ENGINEERING & SURVEYING CRAWFORD, GEORGIA 30630 PHONE: (404) 780-9128		CLOSURE: 1/33,000	
DRAWING NO: 5-148-9	T.E.D. BOOK: 347/39-47	ADJUSTMENT: NONE	ADJ. CLOSURE: 1/33,000	ANGLE CLOSURE: 1" ANGLE	NONE	