

Deed Doc: RWD

Recorded 09/24/2019 03:57PM

Georgia Transfer Tax Paid : \$0.00

NANCY PITTMAN

Clerk Superior Court, TOOMBS County, Ga.

Bk 01273 Pg 0222-0227

RETURN TO: DUBBERLY & MCGOVERN
P.O. BOX 458
GLENNVILLE, GA 30427

GEORGIA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY DEED

P.O. Box 610, Jesup, GA 31598

GEORGIA, TOOMBS COUNTY

PROJECT NO. EDS00-0545-00(023)

P.I. NO. 522220

THIS CONVEYANCE made and executed the 23 day of Sept., 2019.

WITNESSETH that **Angela R. Stone**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in TOOMBS County through which the Widening of US1/SR4 from south of Plant Hatch Rd. to south of George Hill Rd./CR106, known as Project No. EDS00-0645-00(023), has been laid out by the Department of Transportation being more particularly described in a map and drawing of said road in the office of the Department of Transportation, 600 West Peachtree St., Atlanta, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Department of Transportation, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in 43 Georgia Militia District of Toombs County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 1.067 acres, more or less, as shown on the plat of the property prepared by the Department of Transportation, dated February 9, 2018; revised May 13, 2019, said plat attached hereto and made a part of this deed as Exhibit "B".

For the same consideration Grantor hereby conveys and relinquishes to the Department of Transportation all rights of access between the limited access highway and approaches thereto on the above numbered highway project and Grantor's remaining real property from which said right of way is taken except at such points as designated and shown on the attached plat prepared by the Department of Transportation said right being 0 linear feet.

2554

Parcel No. 16

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the Department of Transportation. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered
this 3rd day of September,
2019, in the presence of

Joseph O. McIner
Witness

Chester F. Bess
Notary Public



Angela R Stone (L.S.)
Angela R. Stone

____ (L.S.)

____ (L.S.)

____ (L.S.)

Parcel No. 16

DOT118
Revised 1/00

EXHIBIT "A"

PROJECT NO.: EDS00-0545-00(023) Toombs County
P. I. NO.: 522220
PARCEL NO.: 16
DATE OF R/W PLANS: February 09, 2018
REVISION DATE: May 13, 2019

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All that tract or parcel of land lying and being in 43 Georgia Militia District of Toombs County, Georgia, being more particularly described as follows:

Beginning at a point 78 feet left of and opposite Station 309+21.90 on the construction centerline of SR4/US 1 on Georgia Highway Project No. EDS00-0545-00(023) P.I. No. 522220; running thence S 89°48'37.7" W a distance of 32.85 feet to a point 110.00 feet left of and opposite station 309+14.49 on said construction centerline laid out for US1/SR4; thence N 12°51'11.6" E a distance of 1452.38 feet to a point 110.00 feet left of and opposite station 323+66.86 on said construction centerline laid out for US1/SR4; thence S 89°41'47.3" E a distance of 32.78 feet to a point 78.00 feet left of and opposite station 323+73.99 on said construction centerline laid out for US1/SR4; thence S 12°51'11.6" W a distance of 1452.09 feet back to the point of beginning. Containing 1.067 acres more or less.

Also, granted is the right to certain easements for the construction of driveways as shown on the attached plat. Said easements will expire upon completion and final acceptance of said project by the Department of Transportation.

MATCH LINE STA. 315+00.00 DRAWING No. 60-0020

