STATE OF GEORGIA AFTER RECORDING, RETURN TO:

The Law Offices of

COUNTY OF WASHINGTON Keenan Richard Howard, LLC

318 S. Harris St., Ste A

Sandersville, GA 31082

***TITLE HAS NEITHER BEEN SEARCHED NOR CERTIFIED***

***QUITCLAIM DEED***

THIS INDENTURE, made this \_\_\_\_\_ day of January, 2024, between the **CITY OF SANDERSVILLE,** a municipal corporation, as party of the first part, hereinafter called Grantor, and **THE DEVELOPMENT AUTHORITY OF WASHINGTON COUNTY, GEORGIA,** as party of the second part, hereinafter called Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents do hereby remise, convey and forever QUITCLAIM unto the said Grantee, the following described property, to-wit:

**See Exhibit “A” and Exhibit “B” attached hereto**

**and incorporated herein by reference**

***The intent is for the City of Sandersville to deed all of its interest in the tract as described in Exhibit “A” attached hereto and made a part hereof by reference, subject to all interests, covenants, restrictions, reservations, easements and rights of way shown by the public records. Grantor specifically releases all its right, title and interest in the reversionary interest as set out in that Quitclaim Deed With Reversionary Interest dated December 30, 2019, from City of Sandersville and The Board of Commissioners of Washington County, Georgia, to The Development Authority of Washington County, Georgia, recorded in Deed Book 29, pages 93-99, Washington County Records. This deed is being conveyed subject to Georgia law.***

TO HAVE AND TO HOLD the 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 first above written.

Signed, sealed and delivered CITY OF SANDERSVILLE

in the presence of:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_SEAL

Witness James Andrews, Mayor

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Attest:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_SEAL

Notary Public Kandice Hartley, Clerk

My commission expires:

(AFFIX SEAL HERE)

EXHIBIT “A”

All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, such portion depicted as Parcel K containing 20.110 acres, more or less, on that certain ALTA survey, prepared for CleanSpark, Inc., Baker, Donelson, Bearman, Caldwell & Berkowitz, PC., CSRE Properties Sandersville, LLC, Stewart Title Guaranty Company and CleanSpark GLP, LLC, prepared by Josh L. Lewis, IV, GRLS #3028, Georgia Land Surveying Co., dated 11/8/2023, as revised 12/12/2023 and 12/21/2023 to be filed in the Washington County records, and being more particularly described as follows:

BEGINNING at a 5/8” Rebar Found at the intersection of the Northwest variable right of way of Fall Line Freeway (GA State Route 540) and the Northeast 60’ right of way of Sandersville Railroad at Grid North Georgia East Zone Coordinates: Northing: 1090945.571 Easting: 452341.147, thence long said right of way of Sandersville Railroad North 48° 18 Minutes 37 Seconds West a distance of 994.15 to a ½” Rebar Set, thence leaving said of right of way North 35° 30 Minutes 30 Seconds East a distance of 106.43 feet to a 5/8” Rebar Found, thence North 35° 30 Minutes 30 Seconds East a distance 142.114 feet to a 5/8” Rebar Found, thence North 35° 28 Minutes 41 Seconds East a distance of 178.07 feet to a 5/8” Rebar Found on the Southwest 80’ right of way of George J. Lyons Parkway, thence along said right of way South 31° 38 Minutes 58 Seconds East a distance of 1095.17 feet to a ½” Rebar Set, thence leaving said right of way South 31° 38 Minutes 58 Seconds East a distance of 503.48 feet to a 5/8” Rebar Found on said right of way of Fall Line Freeway, thence along said right of way South 71° 41 Minutes 49 Seconds West a distance of 655.06 feet to a 5/8” Rebar Found, thence continuing along said right of way South 71° 42 Minutes 48 Seconds West a distance of 208.92 feet to the POINT OF BEGINNING.

EXHIBIT “B”

Exceptions

1. Taxes for the year 2023 and any subsequent years, and the reassessment for any taxes for prior years which are liens not yet due and payable.

2. Right of way easement to Sandersville Railroad Company, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-I, page 174, Washington Cunty records

3, Easement to Georgia Natural Gas Company, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-I, page 174, aforesaid records

4. Right of way Easement to Georgia Power Company, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-I, page 174, aforesaid records

5. Distribution line of Washington EMC, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-I, page 174, aforesaid records

6. Electric line right of way easement from ECCI (Anglo) to Washington Electric Membership Corporation, dated June 29, 1990, recorded in Deed Book 9-F, page 222, Washington County, Georgia records

7. Right of way deed from Anglo American Clays Corporation to Washington County, Georgia, dated June 15, 1994, recorded in Deed Book 10-B, page 647, aforesaid records

8. Right of way easement from Thiele Kaolin Company and Anglo American Clays Corporation to Georgia Power Company, dated July 21, 1994, recorded in Deed Book 10-G, page 422, aforesaid records

9. Right of way from Anglo-American Clays Corporation to Washington County, Georgia, dated January 28, 1993, recorded in Deed Book 10-F, page 560, aforesaid records

10. Taxes or special assessments which are not shown as existing in the public records

11. Any easement or right of way in the public for any public roads heretofore established or existing upon said Premises or any part thereof

12. Any easement or right of way for any railroad heretofore established or existing upon said Premises or any part thereof

13. Any lien for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after the date of this Deed, now shown by the public records

14. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Premises prior to the date of this Deed, and any adverse claim to all or part of the Premises that is, at the date of this deed, or was previously, underwater.

15. Current zoning classification

16. Rights or claims of parties in possession not shown on the public records.

17. All covenants, reservations, restrictions, easements and rights of way shown by the public records and any easements, or claims of easements, not shown by the public records

18. All matters shown on all surveys of record in Washington County Records and specifically as shown on that certain survey for Washington County and the City of Sandersville, by John F. Barker, GRLS no. 2308, for Barker & Associates Land Surveyors, Inc., dated May 15, 2001, last revised May 25, 2001, including but not limited to the following:

a. 100 foot right of way of International Drive as shown on plat for Ginn Properties, Inc. by Bellew Surveyors, dated May 16, 1997

b. 60 foot Sandersville Railroad right of way easement crossing property

c. 100 foot Thiele Kaolin Co. Pipeline right of way on the western boundary of property

d. Georgia Power Company right of way easement of variable width crossing property

e. Washington EMC Distribution Line easement crossing property, and

f. Sandersville City Limits.

19. Royalty rights in the amount of $1.50 per ton (2,000 lbs.) or $2.40 per cubic yard as measured by survey (subject to escalation or de-escalation pursuant to agreement between the parties), in any to any kaolin clay mined and/or removed from the Property and any other rights reserved by Mary H. Rawlings, individually and as executor of the estate of F. B. Rawlings for 50 years from September 26, 1989, in that certain Purchase Option Agreement dated May 29, 1989, between Mary H. Rawlings, individually and as executor of the estate of F. B. Rawlings as Seller and Anglo-American Clays Corporation as Purchaser, (hereinafter called the “Rawlings Agreement”) a copy of which is attached to Deed Book 12-K, page 635, Washington County records.

20. Non-exclusive right of access for timber management and removal across the property as retained by Mary H. Rawlings, individually and as executor of the estate of F. B. Rawlings for 50 years from September 26, 1989 or until the adjacent Rawlings property is sold, as the same is contained in the Rawlings Agreement

21. Right of egress and ingress over a 30’ egress/ingress strip shown on plats recorded in Plat Book 2-F, page 87, and Plat Book 2-F, page 88, Washington County records, which leads to the Industrial Park service road.

22. 20’ City of Sandersville Sanitary Sewer Easement shown on plat recorded in Plat Book 2-G, page 182A, Washington County records, and Drainage Easement and Electrical Easements of Washington E.M.C. as shown on said plat.