

State of Georgia

County of Richmond

**AUGUSTA, GEORGIA
EASEMENT DEED**

PARCEL IDENTIFICATION NUMBERS:

080-0-202-00-0, 2003 Willhaven Drive

THIS INDENTURE made and entered into this ____ day of _____ 2026, between **Five Stars Fuels of GA, LLC**, a Limited Liability Company established under the laws of the State of Georgia, hereinafter referred to as OWNER, and **Augusta, Georgia**, a political subdivision under the laws of Georgia, hereinafter referred to as AUGUSTA;

WITNESSETH, that OWNER, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand and truly paid by AUGUSTA at and before the sealing and delivery of these presents, and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto AUGUSTA, its successors and assigns, an exclusive utility, access and maintenance easement in perpetuity under, across and through the hereinafter described parcel of land as follows;

SAID EASEMENT is twenty-five (25) feet in width and consists of 10,748 (0.24 acre) Square Feet, more or less, of exclusive permanent utility, access and maintenance easement, in perpetuity, for the sole use of the Augusta Utilities Department, on tax map parcel 080-0-202-00-0 (with the present day address of 2003 Willhaven Drive), and in addition to the original easement granted by Barbara Sims and the Estate of Fred M. Sims by deed dated January 8, 2010 and recorded in the office of the Clerk of the Superior Court of Augusta-Richmond County, Georgia, in realty reel 1248, Pages 877-881. Said

permanent easement is shown on a plat prepared by James G. Swift & Associates, for Five Stars Fuels of GA, LLC, dated March 6, 2026, marked as Exhibit A, attached hereto and made a part hereof, to which reference is made for a more accurate and complete description of the metes, bounds and courses, and being for the purpose of laying, relaying, installing, extending, operating, repairing and maintaining pipelines transporting and carrying the Augusta Utilities Department's utility and fiber optics services. Said plat is also recorded in said Clerk's office in Realty Reel _____ Pages _____.

OWNER does also grant, bargain, sell and convey unto Augusta, its successors, assigns, and legal representatives the right, but not the duty, to clear and to keep clear, all trees, undergrowth and other obstructions from said permanent easement, along with the free right of ingress and egress to and from said permanent easement for this purpose and all other purposes stated herein.

OWNER further grants unto AUGUSTA the right to stretch communication lines, or other lines, within the permanent easement, for the use of AUGUSTA, its successors, assigns, representatives, agents, and designees, upon or under said land, within said easements, with the necessary cables, wires, apparatus, fixtures and appliances; and with the right to assign said easements in whole or in part.

OWNER, its heirs, successors, assigns, and legal representatives after the completion of this Project, shall have the right to use said permanent easement in any manner not inconsistent or interfering with the rights herein granted, **excluding**, however, 1. the right to plant thereon any trees or other vegetation that may interfere with the accessing, expanding, adding, laying, relaying, installing, extending, operating, repairing and maintaining of pipelines transporting and carrying utility services; and 2. the right to erect, construct or maintain thereon any buildings, structures, or other permanent improvements, within the boundaries of said permanent easement.

TO HAVE AND TO HOLD the aforesaid rights, ways, easements, privileges and appurtenances unto AUGUSTA, its successors and assigns, in perpetuity.

And OWNER, its heirs, successors, assigns, and legal representatives shall and will forever warrant and defend unto AUGUSTA, its successors and assigns, the rights, ways, easements privileges and appurtenances conveyed herein, against the claim of any person or person whomsoever.

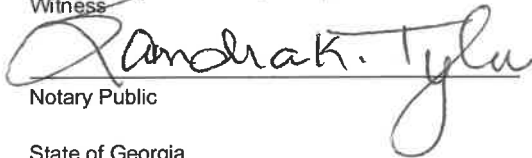
IN WITNESS WHEREOF, OWNER has set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the presence of:

FIVE STARS FUELS OF GA, LLC



Witness



Notary Public

State of Georgia

County of Richmond

My Commission Expires: January 14, 2030

(Notary Seal)





Gurpreet Walia

As Its: Managing Member

