
RETURN RECORDED INSTRUMENT TO:

Page, Scrantom, Sprouse, Tucker & Ford, PC

Attn: Austin S. Gibson

P.O. Box 1199

Columbus, Georgia 31902-1199

DEED TO STREETS

GEORGIA, MUSCOGEE COUNTY.

THIS INDENTURE, made and entered into this 13th day of October, 2026 between **WHITE OAK GROVE, LLC**, a Georgia limited liability company, hereinafter in this Indenture known and designated as "Grantor," and **COLUMBUS, GEORGIA**, a consolidated city-county government under the laws of the State of Georgia, hereinafter in this Indenture known and designated as "Grantee."

W I T N E S S E T H:

THAT, Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, for public street purposes, and does by these presents grant, bargain, sell and convey, for public street purposes, unto Grantee, its successors and assigns, the following real estate, to-wit:

All those lots, tracts, or parcels of land situate, lying and being in Columbus, Muscogee County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, and for the consideration aforesaid, the Grantor does further grant and confer upon Grantee and its assigns, together with all and singular the rights, members and appurtenances thereof to the same in any manner belonging, to the own proper use, benefit and behoof of Grantee, and Grantee's successors and assigns, forever, IN FEE SIMPLE.

And for the consideration aforesaid, the Grantor does further grant and confer upon Grantee, and its assigns, the right to do all necessary drainage in the construction, maintenance, repair and use of said roads, streets and right-of-ways, and on the land of Grantor adjacent thereto, and does further grant, quitclaim and convey unto Grantee, and its assigns, all of its right, title and interest in and to the sanitary and public storm sewer easements shown on said map or plat and all public easements for installation and maintenance of utilities and drainage facilities reserved on the map or plat herein referred to.

For the same consideration, Grantor does hereby release the Grantee from any and all claims of damage arising on account of the construction of said roads, fills, embankments, ditches, backwater, changing the course of streams or drainage, or obstructing the same in any manner whatsoever.

For the same consideration, the said Grantee is specifically empowered, at any time, to raise or lower road, drive or street surfaces or grades on land of Grantor, and such actions on the part of the said Grantee shall in no wise be considered as a basis for a claim for damages to any abutting property.

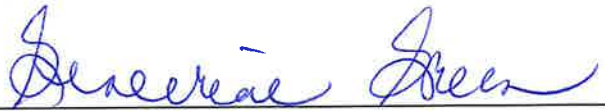
And said Grantor hereby warrants that it is the owner of the property herein conveyed, and has a right to convey the same, and does hereby bind itself, its successors and assigns, forever, for the purposes herein set forth, against the claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[signature page follows]

IN TESTIMONY WHEREOF, the said Grantor has caused this Deed to Streets to be executed, the day and year first above written.

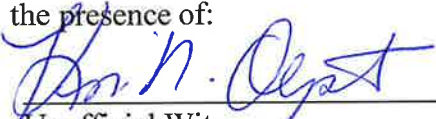
GRANTOR:

WHITE OAK GROVE, LLC, a Georgia limited liability company

By: 
Genevieve Green, Authorized Representative

(SEAL)

Signed, sealed and delivered in
the presence of:


Unofficial Witness


Notary Public
My Commission Expires: 05/21/2029

(NOTARIAL SEAL)

Berton Ilges
NOTARY PUBLIC
MUSCOGEE COUNTY, GEORGIA
My Commission Expires 05/21/2029

Berton Ilges


EXHIBIT "A"

PROPERTY DESCRIPTION

All that lot, tract, or parcel of land situate, lying, and being in Columbus, Muscogee County, Georgia and being more particularly identified as "**HIGH HAT DRIVE (55' RIGHT-OF-WAY), SEAFOAM DRIVE (55' RIGHT-OF-WAY), and DANCING BLAZE DRIVE (55' RIGHT-OF-WAY)**", on that certain map or plat entitled "**SUBDIVISION PLAT FOR PARCEL 4-100, OLD TOW, LAND LOTS 269 & 270, 19TH LAND DISTRICT, CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA,**" prepared by Harris Gray, LLC, dated August 31, 2026, and recorded in **PLAT BOOK 168, PAGE 235**, in the office of the Clerk of Superior Court of Muscogee County, Georgia, said lot, tract, or parcel being 1.270 Acres (55,336 Sq. Ft.).