

(Above space for recording officer use.)

**RIGHT OF WAY DEED**  
**ROAD NAMES: HOLSTEIN HILL AND CALF CREEK LANE**

GEORGIA, MUSCOGEE COUNTY

This indenture made this 12<sup>th</sup> day of May, 2026, between Edgar Hughston Builder, Inc., a Georgia corporation ("Grantor"), and Muscogee County, a political subdivision of the state of Georgia ("Grantee").

WITNESSETH, that Grantor is the owner of certain lands in Muscogee County, through which two low traffic secondary roads, known as Holstein Hill and Calf Creek Lane, have been laid out by the County.

NOW THEREFORE, in consideration of One Dollar (\$1.00) in hand paid and the benefits to said property, Grantor hereby petitions and requests Grantee to improve the street, and hereby grants, bargains, sells and conveys to Grantee all of its interest in the hereinafter described property and in addition, grants the right to slope banks, make fills and construct drainage ditches for short distances back of the right of way line where necessary for the proper construction and maintenance of the project, said property described as follows:

Tract I: All that tract or parcel of land being the right-of-way of Holstein Hill (60' right-of-way and right-of-way in cul-de-sac) and the right-of-way of Calf Creek Lane (60' right-of way and right of way in cul-de-sac) and lying and being in Land Lot 227, in the 19<sup>th</sup> District in Muscogee County, Georgia, and being a portion of Heiferhorn Farms, Phase Three, Section Two, (hereafter collectively referred to as the "Right of Way"), being shown and designated as "Holstein Hill and Calf Creek Lane" more particularly described on that certain plat of survey entitled "FINAL PLAT FOR PHASE THREE, SECTION TWO HEIFERHORN FARMS" dated March 27, 2026 and recorded on April 16, 2026 in Plat Book 168, Pages 185-186, Clerk's Office, Muscogee Superior Court. Said property is more particularly described in Exhibit "A".

To have and to hold the said conveyed property, together with the all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee, in fee simple. Grantor hereby warrants that it has the right to sell and convey said land and bind itself, its heirs, legal representatives and assigns.

Grantor shall warrant and forever defend the right, title, and interest in and to said property unto Grantee, its successors and assigns, against all the claims of persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Deed under Seal on the day first written above.

**Edgar Hughston Builder, Inc.,**  
a Georgia corporation

By:   
Richie Eubanks, President

  
Witness

  
Notary Public

My Commission Expires March 12, 2029



Exhibit "A"

Tract I: All that tract or parcel of land being the right-of-way of Holstein Hill (60' right-of-way and right-of-way in cul-de-sac), lying and being in Land Lot 227, in the 19<sup>th</sup> District in Muscogee County, Georgia, and being more particularly described as "Holstein Hill" on that certain plat of survey entitled "FINAL PLAT FOR PHASE THREE, SECTION TWO HEIFERHORN FARMS" dated March 27, 2026 and recorded on April 16, 2026 in Plat Book 168, Pages 185-186, Clerk's Office, Muscogee Superior Court.

Tract II: All that tract or parcel of land being the right-of-way of Calf Creek Lane (60' right-of-way and right-of-way in cul-de-sac), lying and being in Land Lot 227, in the 19<sup>th</sup> District in Muscogee County, Georgia, and being more particularly described as "Calf Creek Lane" on that certain plat of survey entitled "FINAL PLAT FOR PHASE THREE, SECTION TWO HEIFERHORN FARMS" dated March 27, 2026 and recorded on April 16, 2026 in Plat Book 168, Pages 185-186, Clerk's Office, Muscogee Superior Court.