

## GENERAL WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

**This Indenture** made this \_\_\_\_\_ day of Augusta, 2024 between the **SAV PARKWAY PROPERTIES, LLC, a Georgia limited liability company**, as party of the first part, hereinafter called Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

**W I T N E S S E T H** that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as **0.465 of an acre**, as shown and more particularly described on that certain map or plat made by Joseph A. Hale, Jr., R.L.S. No. 2886, dated July 29, 2024 and recorded in **Plat Book** , **Page** in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

Subject, however, to all valid restrictions, easements, and rights of way of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.


SAV PARKWAY PROPERTIES, LLC

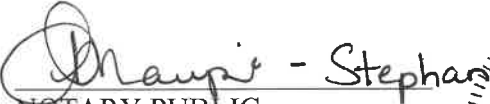


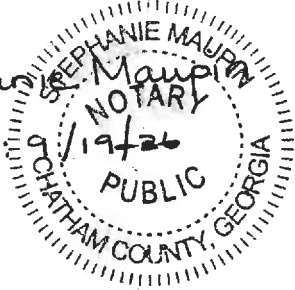
(SEAL)

OLEG MITNIK, SOLE MEMBER

Signed, sealed and delivered this  
23<sup>rd</sup> day of October, 2024, in  
the presence of:

  
WITNESS

  
NOTARY PUBLIC  
Commission Expires 9/19/26



ACCEPTED AND AGREED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**BOARD OF COMMISSIONERS OF  
EFFINGHAM COUNTY, GEORGIA**

BY: \_\_\_\_\_ (Seal)  
Wesley Corbitt  
Chairman

ATTEST: \_\_\_\_\_ (Seal)  
Stephanie Johnson  
Effingham County Clerk

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public