
STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE made this 22nd day of March, 2022, by and between **GREENLAND DEVELOPERS, INC.**, a Georgia corporation, as Party of the First Part, hereinafter referred to as Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part, hereinafter referred to as Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All those certain lots, tracts, or parcels of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and being shown and designated as the **streets and rights of way known as Blandford Crossing and Blandford Way on that certain plat of Blandford Crossing Subdivision**, prepared by Adolph N.

Michelis, R.L.S. No. 1523, dated September 5, 2008 and December 4, 2008 in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in **Plat Cabinet D25, Pages A1 through D1** said plat is incorporated herein by specific reference for a more particular description of the property herein conveyed. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or right of way for public access.

AND

All that certain lot, tract or parcel of land situate, lying and being in the 1559th G.M. District, Effingham County, Georgia, being known as **Pump Station (1,200 S.F.), Blandford Crossing Subdivision**, as more particularly shown on that certain plat prepared by Adolph N. Michelis, R.L.S. No. 1323, dated September 5, 2008, recorded in **Plat Cabinet D25, Page C-1**, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, said plat being specifically incorporated herein.

TOGETHER WITH the water and sanitary sewer systems and drainage improvements located within said rights-of-way and public easements, all located within Blandford Crossing Subdivision, as shown on the aforementioned plat which are incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, common areas, and any portion of the water system from the water meter to any residence.

TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements, and drainage easements, including the right to ingress and egress over the easements, all located within Blandford Crossing Subdivision, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said property 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 abovedescribed property unto the said Grantee against the claims of all persons whomsoever.

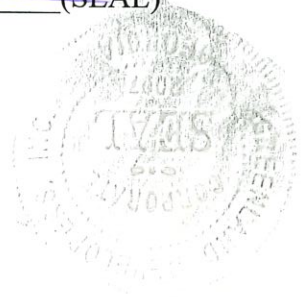
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal, on the day and year first above written.

GREENLAND DEVELOPERS, INC., a Georgia corporation

By: Wilson H. Burns (SEAL)
Wilson H. Burns
Its: CEO & Secretary

Signed, sealed and delivered in the presence of:

Cassie Liber
Witness
[Signature]
Notary Public



ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2022.

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

BY: _____
Wesley Corbitt
Chairman

ATTEST: _____
Stephanie Johnson
Effingham County Clerk

Signed, sealed and delivered in the presence of:

Witness

Notary Public