

(ABOVE THIS LINE FOR RECORDING PURPOSES)

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM }

WARRANTY DEED

THIS INDENTURE, made this ____ day of January 2022 between **ERNEST COMMUNITIES, LLC**, of the State of Georgia and County of Bryan, as party of the first part (hereinafter called "Grantor") and **EFFINGHAM COUNTY BOARD OF COMMISSIONERS**, as party of the second part (hereinafter called "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN (\$10.00) AND NO/100's DOLLARS 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 and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, 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 "BELLEVUE BLVD", "LIAM COURT", "HAISLEY RUN" AND "ALYSSA AVE" ON THAT CERTAIN PLAT OF NEW HAVEN, PHASE 1, BEING A PORTION OF PARCEL 6 OF RINCON RESEARCH TRACT, 9TH GM DISTRICT, EFFINGHAM COUNTY, GEORGIA, PREPARED BY P. NATHAN BROWN, GRLS 3185, HUSSEY, GAY, BELL AND DEYOUNG, INC., DATED JANUARY 19, 2022, REVISED FEBRUARY 1, 2022, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT CABINET _____, SLIDE(S)_____. 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 AFORENAMED STREETS OR RIGHTS-OF-WAY FOR PUBLIC ACCESS.

TOGETHER WITH THE WATER AND SANITARY SEWER SYSTEMS AND DRAINAGE IMPROVEMENTS LOCATED WITHIN SAID RIGHTS-OF-WAY AND PUBLIC EASEMENTS LOCATED WITHIN NEW HAVEN SUBDIVISION, PHASE 1, AS SHOWN ON THE AFOREDESCRIBED PLAT WHICH IS INCORPORATED HEREIN FOR DESCRIPTIVE AND ALL OTHER PURPOSES, BUT SPECIFICALLY EXCLUDING ANY SEWER LATERALS, DETENTION PONDS, SIDEWALKS, 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 NEW HAVEN SUBDIVISION, PHASE 1, AS SHOWN ON THE AFOREMENTIONED PLAT WHICH IS INCORPORATED HEREIN FOR DESCRIPTIVE AND ALL OTHER PURPOSES.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION BY THE PREPARER, JAMES R. GARDNER, 10385 FORD AVE., STE. A, RICHMOND HILL, GA 31324.

TO HAVE AND TO HOLD the said bargained premises, together 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, its successors and assigns, IN FEE SIMPLE.

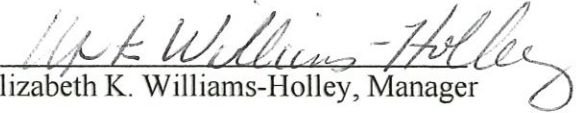
AND THE SAID GRANTOR will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the lawful claim of all persons whomsoever.

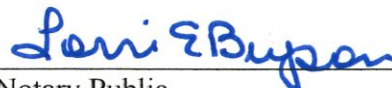
IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument under seal
by and through its duly authorized officer, the day and year first above written.

Signed, sealed and delivered in
the presence of:

ERNEST COMMUNITIES, LLC

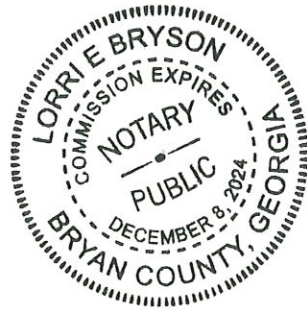

Unofficial Witness

By: 
Elizabeth K. Williams-Holley, Manager


Notary Public

(Seal)

Prepared by:
James R. Gardner, LLC
Post Office Box 879
Richmond Hill, GA 31324



The foregoing conveyance of streets and drainage, water and sewer improvements in New Haven Subdivision, Phase 1, Effingham County, Georgia is hereby accepted by the Grantee.

Signed, sealed and delivered in the presence of:

EFFINGHAM COUNTY BOARD OF COMMISSIONERS

Unofficial Witness

By: _____
Wesley Corbitt, Commission Chair

Notary Public

Attest: _____
Stephanie Johnson, County Clerk