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ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN  
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ATTORNEYS & COUNSELORS AT LAW  
One West Park Avenue  
Savannah, Georgia 31401  
ATTN: Robert B. Brannen, Jr.  
(912) 644-5721  
File No.: 10311-28

**WARRANTY DEED**

**THIS INDENTURE**, is made and entered into as of the \_\_\_ day of January, 2022, by and between **SIMCOE INVESTMENT GROUP, LLC**, a Georgia limited liability company (“Grantor”) and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA** (“Grantee”) (the words “Grantor” and “Grantee” to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

**W I T N E S S E T H, T H A T:**

**GRANTOR**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, 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 said Grantee the following described property:

All those certain roads known as Finch Lane 60’ Right of Way and Martin Lane 60’ Right of Way, situate, lying and being in the 9th G.M. District, Effingham County, Georgia, located within Emerald Plantation Subdivision, Phase 3, as more particularly described on that certain subdivision plat entitled “A Major Subdivision Plat of Emerald Plantation Phase 3”, prepared by Jimmy R. Toole, G.R.L.S. No. 3119, dated December 2021, and recorded in Plat Book \_\_\_, page \_\_\_, Effingham County, Georgia records. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned streets or rights of way for public access.

TOGETHER WITH the water system and drainage improvements located within said rights-of-way, all located within Emerald Plantation Subdivision, Phase 3, as shown on the aforementioned plat which are incorporated herein for descriptive and all other purposes but specifically excluding any 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 and for the inspection of the storm water management facilities, 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 Emerald Plantation Subdivision, Phase 3, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

**TO HAVE AND TO HOLD** the said road and easements, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the 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 and entities whatsoever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Shelley Lycock  
Unofficial Witness

Cynthia Horne  
Notary Public

My Commission Expires:  
4-5-2022

[NOTARY SEAL]



**GRANTOR:**

**SIMCOE INVESTMENT GROUP, LLC,**  
a Georgia limited liability company

By: [Signature]

Its: Manager

ACCEPTED AND AGREED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

Signed, sealed and delivered  
in the presence of:

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

\_\_\_\_\_  
Unofficial Witness

By: \_\_\_\_\_

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

Attest: \_\_\_\_\_

My Commission Expires:  
\_\_\_\_\_

[NOTARY SEAL]