

ABOVE SPACE FOR RECORDING INFORMATION ONLY

Prepared by:

**BOUHAN
FALLIGANT**

ATTORNEYS & COUNSELORS AT LAW

One West Park Avenue
Savannah, Georgia 31401
ATTN: Robert B. Brannen, Jr.
(912) 644-5721
File No.: 20568-4

WARRANTY DEED

THIS INDENTURE, is made and entered into as of the 6th day of January, 2022, by and between **NEW HORIZON DEVELOPMENT COMPANY, 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 Church Hill Drive 60’ Right of Way, Majestic Drive 60’ Right of Way and Buckingham 60’ Right of Way, situate, lying and being in the 1559th G.M. District, Effingham County, Georgia, located within Buckingham Plantation Phase 2B, as more particularly described on that certain subdivision plat entitled “Buckingham Plantation Phase 2B Location: Lots 113 – 163 Buckingham Plantation Subdivision 1559th G.M.D. Effingham County, Georgia”, prepared by Warren E. Poythress, G.R.L.S. No. 1953, dated October 5, 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 and sanitary sewer systems and drainage improvements located within said rights-of-way and public easements, all located within Buckingham Plantation Subdivision, Phase 2B, as shown on the aforementioned plat which are 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 Buckingham Plantation Subdivision, Phase 2B, 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:



Unofficial Witness



Notary Public

My Commission Expires:
4/22/23



GRANTOR:

**NEW HORIZON DEVELOPMENT
COMPANY, LLC,**
a Georgia limited liability company

By: 

Its: President

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

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]