
Return To:
THE RATCHFORD FIRM
P.O. Box 1039
Springfield, GA 31329

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

**WARRANTY DEED FOR CONVEYANCE OF WATER
AND
SEWER UTILITIES
AND
UTILITY/ACCESS EASEMENT**

THIS INDENTURE made this ____ day of May, 2023, by and between BGN INVESTMENTS, LLC, a Georgia limited liability company, 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, 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 water lines and sanitary sewer lines and related systems located lying and being within Phase 3 of Covered Bridge Subdivision, as shown and more particularly shown on that certain plat of survey prepared by Jimmy R. Toole, R.L.S. No. 3119, for EMC ENGINEERING SERVICES, INC. entitled “COVERED BRIDGE PHASE III”, dated May 5, 2023 and recorded in Plat Book _____ Page _____ in the records of the Clerk of Superior Court of Effingham County, Georgia, said water and sewer lines lying along the rights-of-way of Watson Mill Road, Crestview Drive, Concord Drive, together with easements as hereinafter described, all as shown on the above referenced plat and located within Covered Bridge Subdivision, Phase Three, as shown on the aforementioned plat which is 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 15 foot perpetual, appurtenant, non-exclusive utility easement over, under and across a 15 foot wide area along the roadways of Phase 3, Covered Bridge, all as shown on the herein referenced

plat, together with the right to ingress and egress over all private roads in Phase Three of Covered Bridge Subdivision and other roadways leading to a public roadway, for installation, construction, reconstruction, alteration, maintenance, repair, and replacement (to the extent Effingham County considers desirable) of lines, pipes, and other necessary or desirable appurtenances to and/or for a water and sewer utility system and/or water and sewer utility facilities, said 15 foot utility easement and private roads being shown on that certain map or plat prepared by EMC Engineering Services, Inc., Jimmy R. Toole, R.L.S. No. 3119, dated May 5, 2023 and recorded in Plat Book _____ Page _____ in the records of the Clerk of Superior Court of Effingham County, Georgia which is specifically incorporated herein for any and all purposes.

Grantor reserves the right to locate within such 15 foot utility easement described above (provided such location does not interfere with Effingham County's water and sewer lines and systems), telephone lines, gas lines, electrical lines, and other general utility improvements and other community improvements benefitting Phase Three of Covered Bridge Subdivision, Effingham County, Georgia. Grantor shall provide written notice to Effingham County prior to locating any additional utilities within the easement.

This Warranty Deed does not convey any drainage improvements or roads to the Board of Commissioners of Effingham County, Georgia. The drainage and roads are private and shall be maintained by BGN Investments, LLC and the owners of lots in Phase Three of Covered Bridge Subdivision.

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 above described 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.

Signed, sealed and delivered this 6
day of September, 2023 in the presence of:

Witness
Crystal Graham Higdon
Notary Public
August 15, 2025
Exp. Date

(NOTARIAL SEAL)

BGN INVESTMENTS, LLC

By: William Mark Ghisson
William Mark Ghisson

Its: Managing Member

Crystal Graham Higdon
Notary Public, Effingham County, Ga
My Commission Expires August 15, 2025

ACCEPTED AND AGREED TO THIS ____ DAY OF _____, 2023.

Signed, sealed and delivered this _____
day of _____, 2023 in the presence of:

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

Witness

By: _____
Wesley Corbitt, Chairman

Notary Public

Attest: _____
Stephanie Johnson
Effingham County Clerk

Exp. Date

(NOTARIAL SEAL)

EXHIBIT A

All that certain tract or parcel of land, situate, lying and being in the in the 1559th G.M. District, Effingham County, Georgia, known and designated as Phase 3, Covered Bridge, more particularly described on a plat of survey made by Jimmy R. Toole, R.L.S. #3119, for EMC ENGINEERING SREVICES, INC., dated May 5, 2023, entitled "A MAJOR SUBDIVISION PLAT OF COVERED BRIDGE – PHASE III", recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book _____, page _____, all of which are incorporated into this description by specific reference thereto, said Phase III to include Covered Bridge, Phase 3 Lot Numbers 125, 126, 127, 128, 129, 130, 131, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 178, 179, 180, 181, 182, 199, 200, 201, 202, 203, 204, 205, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222 and 223, together with all abutting roads, drainage infrastructure, and other matters as shown on the above referenced plat of survey.