STATE OF GEORGIA)			
COUNTY OF EFFINGHAM)			

WARRANTY DEED FOR ROADS, WATER AND SEWER UTILITIES, AND EASEMENT

THIS INDENTURE made this ____ day of June, 2025, by and between **HH REAL ESTATE INVESTMENTS, INC.**, 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 that certain road, storm drainage infrastructure, water and sewer utilities situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as <u>60' R/W Goshen Commercial Park Drive in Goshen Commercial Park, Phase I,</u> as shown and more particularly described on that certain map or plat made by Charles W. Tuten, Jr., R.L.S. No. 2345, dated April 16, 2002, and recorded in <u>Plat Cabinet B167, Slide C</u> in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

AND

All that certain road, storm drainage infrastructure, water and sewer utilities situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as <u>60' R/W Goshen Commercial</u> Park Drive in Goshen Commercial Park, Phase II, as shown and more particularly described on that certain map or plat made by Charles W. Tuten, Jr., R.L.S. No. 2345, dated May 27, 2004, and recorded in <u>Plat Cabinet C, Slide 54-B1</u> in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof.

It is the intention of the Grantor to convey to the Grantee all of its interest in the aforenamed street or right of way for public access.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said rights-of-way and public easements, all located within Goshen Commercial Park Subdivision, Phase I and Phase II, as shown on the aforementioned plats which are incorporated herein for descriptive and all other purposes but specifically <u>excluding</u> all sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any commercial structure.

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 Goshen Commercial Park_Subdivision, Phase I and Phase II as shown on the aforementioned plats which are 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 above-described property unto the said Grantee against the claims of all persons whomsoever.

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

HH REAL ESTATE INVESTMENTS, INC.

		By:		(SEAL)
		Its:	Cynthia E. Howze CEO	
	Attested to	By: Its:	Ansley Howze Secretary	(SEAL)
Signed, sealed presence of:	and delivered	d in the		
Witness				
Notary Public				

BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA BY: Damon Rahn Chairman ATTEST: Stephanie Johnson Effingham County Clerk Signed, sealed and delivered in the presence of: Witness

Notary Public