

STATE OF GEORGIA }
COUNTY OF EFFINGHAM }

WARRANTY DEED

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 do grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All that certain road and storm drainage infrastructure situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as **Coldbrook Court 60' R/W**, as shown and more particularly described on that certain map or plat made by Charles W. Tuten, Jr., R.L.S. No. 2345, dated September 2004, and recorded in **Plat Cabinet C, Slide 58-C1** 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.

Grantor further conveys all right, title and interest in and to the drainage improvements easements, within said right-of-way and public easement described above, all located within Coldbrook Heights Subdivision, as shown on the aforescribed plat which are incorporated herein for descriptive and all other purposes. Excluding all water and septic systems and lines lying within the said right-of-way and public easement all located within Coldbrook Heights Subdivision, as shown on the aforescribed plat which is incorporated herein for descriptive and all other purposes.

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

Further, this Warranty Deed does not include the conveyance of any detention ponds, sidewalks, or common areas.

TO HAVE AND TO HOLD said road, lane, and easements 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.

HH REAL ESTATE INVESTMENTS, INC.

By: _____(SEAL)

Cynthia E. Howze

Its: CEO

Attested to By: _____(SEAL)

Ansley Howze

Its: Secretary

Signed, sealed and delivered in the presence of:

Witness

Notary Public

ACCEPTED AND AGREED TO THIS ____ DAY OF JUNE, 2025.

**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