STATE OF GEORGIA	}
COUNTY OF EFFINGHAM	}

## WARRANTY DEED

THIS INDENTURE made this \_\_\_ day of June, 2025, by and between **GREGG HOWZE**, **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 10th G.M. District, Effingham County, Georgia, being known as **Stonesthrow Court 60' R/W**, as shown and more particularly described on that certain map or plat made by Neel B. Ackerman, R.L.S. No. 1128, dated November 10, 2001 and recorded in **Plat Cabinet B149**, **Slide D** 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.

Grantors further convey 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 Stonesthrow Plantation Subdivision, as shown on the aforedescribed 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 Stonesthrow Plantation Subdivision, as shown on the aforedescribed 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 aforenamed street or right of way for public access.

Further, this Warranty Deed does <u>not</u> 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.

## **GREGG HOWZE, INC.**

	Ву:	W. Charge Hawara	(SEAL)
	Its:	W. Gregg Howze CEO	
Attested to	Ву:	Cynthia E. Howze	(SEAL)
	Its:		
Signed, sealed and delivered in the presence of:			
Witness			
Notary Public			
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	