
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 and storm drainage infrastructure situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as **60’ R/W (0.27 of an acre, more or less) Addie Exley Road**, as shown and more particularly described on that certain map or plat made by Jeffrey Wayne Mock, R.L.S. No. 2992, dated March 30, 2011, and recorded in **Plat Cabinet D, Slide 86-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.

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.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said rights-of-way and public easements, all located within Addie Exley Road, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding all sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any commercial or residential 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 Addie Exley Road as shown on the aforementioned plat which is 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)

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