
STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2024, by and between **NEW HORIZON DEVELOPMENT COMPANY**, 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 that certain road, street, and right of way situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and being known as **Majestic Drive and Little Ben Avenue, Buckingham Plantation, Phase II-C**, as shown and more particularly described on that certain map or plat made by Jimmy R. Toole, R.L.S. No. 3119, dated **January 30**, 2024 and recorded in **Plat Book** , **Page** , said plat is incorporated herein by specific reference for a more particular description of the property herein conveyed. 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 roadway, water and sanitary sewer systems, and drainage improvements located within said rights-of-way and public easements, all located within Buckingham Plantation, Phase II-C, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any residence.

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 Buckingham Plantation, Phase II-C, 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.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

GRANTOR:

NEW HORIZON DEVELOPMENT COMAPNY,
a Georgia limited liability company

By: _____
Richard Flanders, as Owner

[NOTARIAL SEAL]

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

**BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA**

BY: _____ (Seal)

Wesley Corbitt
Chairman

ATTEST: _____ (Seal)

Stephanie Johnson
Effingham County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public