

STATE OF GEORGIA)
COUNTY OF _____)

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

THIS INDENTURE made this ___ day of _____, 2026, by and between **BAKER HILL PARTNERS, LLC**, 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**, a political subdivision of the State of 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 **May Road, Major Path, Admiral Road and Captain Avenue**, as shown and more particularly described on that certain map or plat for **Baker Hill Townhomes made by Glisson Land Surveying, William M. Glisson, GA P.L.S. No. 3316, South Carolina PLS #31964, LSF #1404, dated December 28, 2025** and recorded in Plat Book Page 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 Baker Hill Townhomes Subdivision, as shown on the aforementioned plat which are 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 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 Baker Hill Townhomes Subdivision, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

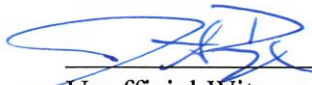
TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

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.

[Remainder of this Page Intentionally Left Blank; Signature Page Follows]

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

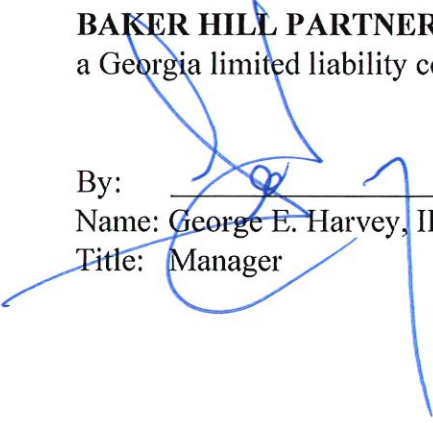


Notary Public

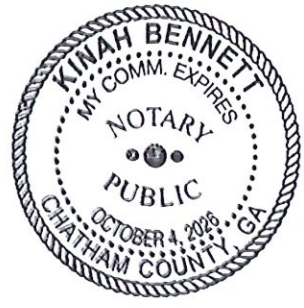
My Commission Expires:
10/04/2026

GRANTOR:

BAKER HILL PARTNERS, LLC,
a Georgia limited liability company

By:  (SEAL)
Name: George E. Harvey, III
Title: Manager

[NOTARIAL SEAL]



ACCEPTED AND AGREED TO THIS ____ DAY OF _____, 2026.

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

BY: _____ (Seal)
Damon Rahn
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
Effingham County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

My Commission Expires:

[NOTARIAL SEAL]