

STATE OF GEORGIA )  
COUNTY OF \_\_\_\_\_ )

## WARRANTY DEED

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between **ERNEST COMMUNITIES, 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**, 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 THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE 9<sup>TH</sup> G. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA AND BEING SHOWN AND DESIGNATED AS THE STREET AND RIGHT-OF-WAY KNOWN AS “HAISLEY RUN” ON THAT CERTAIN PLAT OF NEW HAVEN, PHASE 2, BEING A PORTION OF PARCEL 5 & 6, FORMERLY PORTION OF TRACT 2 OF THE RINCON RESEARCH TRACT, 9<sup>TH</sup> GM DISTRICT, EFFINGHAM COUNTY, GEORGIA, PREPARED BY P. NATHAN BROWN, GRLS 3185, HUSSEY, GAY, BELL AND DEYOUNG, INC., DATED MAY 31, 2023, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT BOOK 29, PAGE(S) 805.

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 AFORENAMED STREET OR RIGHT-OF-WAY FOR PUBLIC ACCESS.

TOGETHER WITH the water and sanitary sewer systems and drainage improvements located within said right-of-way and public easements, all located within New Haven Subdivision, Phase 2, 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 New Haven Subdivision, Phase 2, 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.

**ERNEST COMMUNITIES, LLC**

BY: \_\_\_\_\_ (Seal)  
Elizabeth K. Williams-Holley, Manager

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public

The foregoing conveyance of streets and drainage, water and sewer improvements in New Haven Subdivision, Phase 2, Effingham County, Georgia is hereby accepted by the Grantee.

**ACCEPTED AND AGREED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**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