

Upon recording, please return to:

Bradley J. Denson, Esq.
Nelson Mullins Riley & Scarborough LLP
201 17th Street NW, Suite 1700
Atlanta, Georgia 30363

Parcel No. 0466D018

STATE OF GEORGIA

COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made this ____ day of _____, 2024, by **SAVANNAH TRADING CENTER LLC**, a Georgia limited liability company (the “**Grantor**”), in favor of **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA** (herein called “**Grantee**”). The words “Grantor” and “Grantee” include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Effingham County, Georgia, being more particularly described on Exhibit “A”, attached hereto and incorporated herein by reference (the “**Property**”), subject to the matters set forth on Exhibit “B” attached hereto and incorporated herein by reference (collectively, the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property, together with any and all of the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever, in fee simple, subject only to the Permitted Exceptions.

GRANTOR WILL WARRANT and forever defend the right and title to Property unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons claiming by, through or under Grantor, but not otherwise, subject only to the Permitted Exceptions.

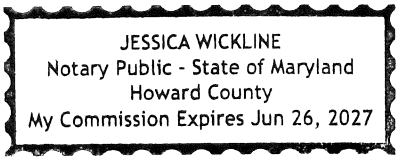
[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

Delivered this 1st day of May, 2024.

Melaine
Witness

Jessica Wickline
Notary Public, State of ~~Georgia~~ Maryland
My Commission Expires: June 26, 2027
Date Notarized: May 1, 2024
(NOTARY SEAL) Montgomery County



SAVANNAH TRADING CENTER LLC,
a Georgia limited liability company

By: Kingstowne Shopping Center I Limited Partnership, a Virginia limited partnership, Sole Member

By: Halle and Halle, Inc.,
General Partner

By: [Signature]
Name: GERALD W. HALLE
Title: VICE - PRESIDENT

ACCEPTED AND AGREED TO THIS ___ DAY OF _____, 202_.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My Commission Expires:

(NOTARIAL SEAL)

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

By: _____ (Seal)
Name:
Title:

Attest: _____
Name:
Title:

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, all the day and year first written above.

Delivered this ____ day of _____, 2024.

SAVANNAH TRADING CENTER LLC,
a Georgia limited liability company

Witness

By: Kingstowne Shopping Center I Limited Partnership, a Virginia limited partnership, Sole Member

Notary Public, State of Georgia
My Commission Expires: _____
Date Notarized: _____
(NOTARY SEAL)

By: Halle and Halle, Inc.,
General Partner

By: _____
Name: _____
Title: _____

ACCEPTED AND AGREED TO THIS ____ DAY OF _____, 2024.

Signed, sealed and delivered in the presence of:

BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA

Unofficial Witness

By: _____(Seal)
Name:
Title:

Notary Public

Attest: _____
Name:
Title:

My Commission Expires:

(NOTARIAL SEAL)

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1D Water Tank Property

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING (+/-) 0.255 ACRES AND BEING IN THE 9TH GEORGIA MILITIA DISTRICT, EFFINGHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS "ELEVATED TANK SITE" ON THAT CERTAIN "PLAT OF ELEVATED TANK SITE, BEING LOCATED AT GEORGIA INTERNATIONAL TRADE CENTER PARCEL 1D, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA," DATED MAY 26, 2020 AND RECORDED ON JULY 15, 2020 IN PLAT BOOK 28, PAGE 841, EFFINGHAM COUNTY, GEORGIA RECORDS (THE "PLAT").

TOGETHER WITH (AND SUBJECT TO) SUCH CONSTRUCTION, DRAINAGE, ACCESS AND UTILITY EASEMENTS AS ARE SHOWN ON SAID PLAT.

ALSO TOGETHER WITH (AND SUBJECT TO) SUCH RIGHTS AND EASEMENTS SET FORTH IN THAT CERTAIN WATER TANK EASEMENT AGREEMENT DATED JULY 15, 2020, AND RECORDED ON JULY 16, 2020 IN DEED BOOK 2606, PAGE 781, AFORESAID RECORDS.

EXHIBIT "B"

PERMITTED EXCEPTIONS

All unexpired covenants, conditions, restrictions, reservations, easements, and agreements, if any, lawfully affecting the Property, duly of record and constituting constructive notice.