

GENERAL WARRANTY DEED

STATE OF GEORGIA
COUNTY OF EFFINGHAM

This Indenture made this ____ day of July, 2024 between the **SAV PARKWAY PROPERTIES, LLC, a Georgia limited liability company**, as party of the first part, hereinafter called Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, being known as Tract "A" (2.43 acres, more or less) and Tract "C" (2.434 acres, more or less), as shown and more particularly described on that certain map or plat made by Anthony P. Garmon, R.L.S. No. 3230, dated July 6, 2023 and recorded in Plat Book 29, Page 870 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.

Subject, however, to all valid restrictions, easements, and rights of way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, 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, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

SAV PARKWAY PROPERTIES, LLC

_____(SEAL)
OLEG MITNIK, SOLE MEMBER

Signed, sealed and delivered this
____ day of July, 2024, in
the presence of:

WITNESS

NOTARY PUBLIC