

**PROJECT: Blue Jay Road Water Tower**  
**TAX PARCEL NO: 03740005B**

**PROPERTY OWNER'S AFFIDAVIT**

**GEORGIA, Effingham COUNTY**

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths in said State and County, **White Bluff Holdings, LLC** who after being duly sworn, deposes and says upon oath:

That affiant, **White Bluff Holdings, LLC** is the owner in fee simple of the improvements shown on Attachment "A" hereto.

Further, that the improvements situated on said real estate are within the limits of said described property and that there has been no violation of any restrictions that may have been imposed on said lands nor has any interest in same been sold or conveyed or any change made in the improvements thereon since said lands were inspected as aforesaid.

Further, that the owner or owners named above is in indisputable possession of said described lands and knows of no one claiming under any unrecorded bond for title of any nature of claiming any interest in said lands whatsoever; except as may be set out below;

Further, that there are no leases, either recorded of record, unrecorded, or otherwise, currently in effect or terminated in contemplation of the acquisition or purchase by the Board of Commissioners of Effingham County of the real estate shown on Attachment "A" hereto, except as may be set out below;

Further, that there are no suits, judgements, bankruptcies or executions pending against the owner or owners named above in any court relating to the subject property or which could in any way affect the title to said lands or constitute a lien thereon, and that the owner or owners named above is not surety on the bond of any county or county official or any other bond that through default of the principal therein a lien would be created superior to the deed mentioned above, nor are there any loan deeds, trust deeds, mortgages, or liens of any nature whatsoever unsatisfied against said lands except as set out below;

Further, that there are no unpaid bills of any nature either for labor or materials or for architects', surveyors', or other services rendered or used on the improvement of said real estate, except as set out below, which constitute or might constitute any lien upon said real estate.

The owner or owners named above for (his/its) part acknowledges that this Affidavit is made and given to the Board of Commissioners of Effingham County in connection with and for purposes of inducing the Board of Commissioners of Effingham County in its acquisition or purchase of the real estate shown on Attachment "A" thereto and, further, agrees to indemnify and hold harmless the Board of Commissioners of Effingham County from any and all claims for compensation or benefits made by any party or individual claiming through or under any interest in the property or business now or formerly situated or operating on said property, against the Board of Commissioners of Effingham County other than as may be set forth herein below.

White Bluff Holdings, LLC

Sworn to and subscribed before me,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY: \_\_\_\_\_ (S.E.A.L.)  
TITLE:

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

Exceptions:  
\_\_\_\_\_  
\_\_\_\_\_