

Please cross reference to:  
Deed Book 2557, Page 250

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

### **QUITCLAIM DEED AND TERMINATION OF EASEMENT AGREEMENT**

This Quitclaim Deed and Termination of Easement Agreement (hereinafter referred to as “Agreement”) is made and entered into this \_\_\_ day of \_\_\_\_\_, 2024 by and between Amy Margaret Helmly and Vicki Tuten Renfroe (hereinafter referred to as “Tuten”) and the Board of Commissioners of Effingham County, Georgia (hereinafter referred to as “Effingham County”):

#### **WITNESSETH:**

WHEREAS, Tuten owns two parcels of real property known as 307.68 acres, more or less, as shown and more particularly described on that certain map or plat made by Warren E. Poythress, R.L.S. No. 1953, dated August 12, 2008, recorded in Plat Cabinet D-9, Slide B-1, and as 7.6 acres, more or less, as shown and more particularly described on that certain map or plat made by Paul Weitman, County Surveyor, dated February 6, 1975, recorded in the records of the Clerk of Superior Court for Effingham County, Georgia. Both parcels of land are further described on Exhibit “A” which is specifically incorporated herein and made a part hereof (both parcels of land hereinafter referred to as the “Tuten Property”); and

WHEREAS, Joyce S. Tuten and Effingham County entered into a Drainage Easement Agreement on November 5, 2019 and recorded in Deed Book 2557, Page 250 in the records of the Clerk of Superior Court for Effingham County, Georgia; and

WHEREAS, Tuten and Effingham County have agreed to the termination of the 30 foot drainage easement that encumbers the Tuten Property. The 30 foot drainage easement is described on that certain map or plat made by Adolph N. Michelis, R.L.S. No. 1323, dated July 3, 2019, recorded in Plat Book 28, Page 684, in the records of the Clerk of Superior Court for Effingham County, Georgia and said plat is attached hereto as Exhibit “B” and specifically incorporated herein and made a part hereof; and

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the execution and delivery of these presents, the above-mentioned recitals, the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned parties do covenant and agree as follows:

1. Recitals. The above preamble and recitals are hereby incorporated as if restated verbatim.
2. Effingham County's Termination and Quitclaim of Easement. Effingham County terminates its right to use the 30 foot drainage easement and forever releases the Tuten Property. Effingham County hereby remises, releases, and quitclaims all of its interest in the 30 foot drainage easement that encumbers the Tuten Property. Effingham County hereby accepts the termination of the 30 foot drainage easement, and it forever waives any right to use and/or maintain said 30 foot drainage easement.
3. Miscellaneous. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns. In the event any provision hereof is held to be invalid and unenforceable, such invalidity or unenforceability shall not affect the validity of enforceability of any other provision hereof. This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof, and no representation, inducements, promises or agreements, oral or otherwise, not expressly set forth herein shall be of any force and effect. This Agreement may not be modified except by written modification executed by all parties hereto. This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Georgia. No provision of this Agreement shall be construed against or interpreted to the disadvantage of any party by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured or dictated such provision. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be the original and all of which together shall compromise but a single instrument.

IN WITNESS WHEREOF, the undersigned parties have executed, or caused this Agreement to be executed by their duly authorized representatives, under the seal as of the day and year above written.

\_\_\_\_\_  
AMY MARGARET HELMLY L.S.

\_\_\_\_\_  
VICKIE TUTEN RENFROE L.S.

Signed, sealed and delivered in  
the presence of:

\_\_\_\_\_  
Witness

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

IN WITNESS WHEREOF, the undersigned parties have executed, or caused this Agreement to be executed by their duly authorized representatives, under the seal as of the day and year above written.

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

By: \_\_\_\_\_  
Wesley Corbitt  
Its: Chairman

Attest: \_\_\_\_\_  
Stephanie Johnson  
Its: County Clerk

Signed, sealed and delivered in  
the presence of:

\_\_\_\_\_  
Witness

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

**EXHIBIT "A"**

ALL that certain lot, tract or parcel of land situate, lying and being in the 10<sup>th</sup> G.M. District of Effingham County, Georgia, containing Three Hundred Seven and Sixty-Eight Hundredths (307.68) acres, more or less, consisting of three parcels as described on that certain plat prepared by Warren E. Povthress on August 12, 2008 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia in Plat Cabinet D-9, B-1, having Tax Assessor Parcel ID No. 03180021, and being the same property conveyed by Quitclaim Deed from Josephine W. Shearouse to Joyce Ann S. Tuten dated July 10, 2012 and recorded August 6, 2012 in the office of said Clerk of Superior Court in Deed Book 2116, page 173.

**AS WELL AS**

All that certain tract or parcel of land situate, lying and being in the 10<sup>th</sup> G.M. District of Effingham County, Georgia, containing seven and six tenths (7.6) acres of land, more or less, as described on that certain plat prepared by Paul Weitman, County Surveyor, Effingham County, Georgia, dated February 6, 1975, recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia in Plat Book 9, page 66, for better determining the metes and bounds of said lands herein conveyed, and being the same property conveyed by Deed of Gift from Wilton B. Shearouse and Josephine W. Shearouse to Joyce Ann S. Tuten and Jack W. Tuten, Jr. dated February 26, 1975 and recorded February 28, 1975 in the office of said Clerk of Superior Court in Deed Book 170, Folio 10.

This deed is executed and delivered subject to valid restrictive covenants, easements rights-of-way of record.

9132045680  
PARTICIPANT ID:  
**BK:28 PG:684-684**  
**P2019000218**

FILED IN OFFICE  
CLERK OF COURT  
11/06/2019 03:49 PM  
ELIZABETH Z. HURSEY, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA

*Elizabeth Z. Hursey*

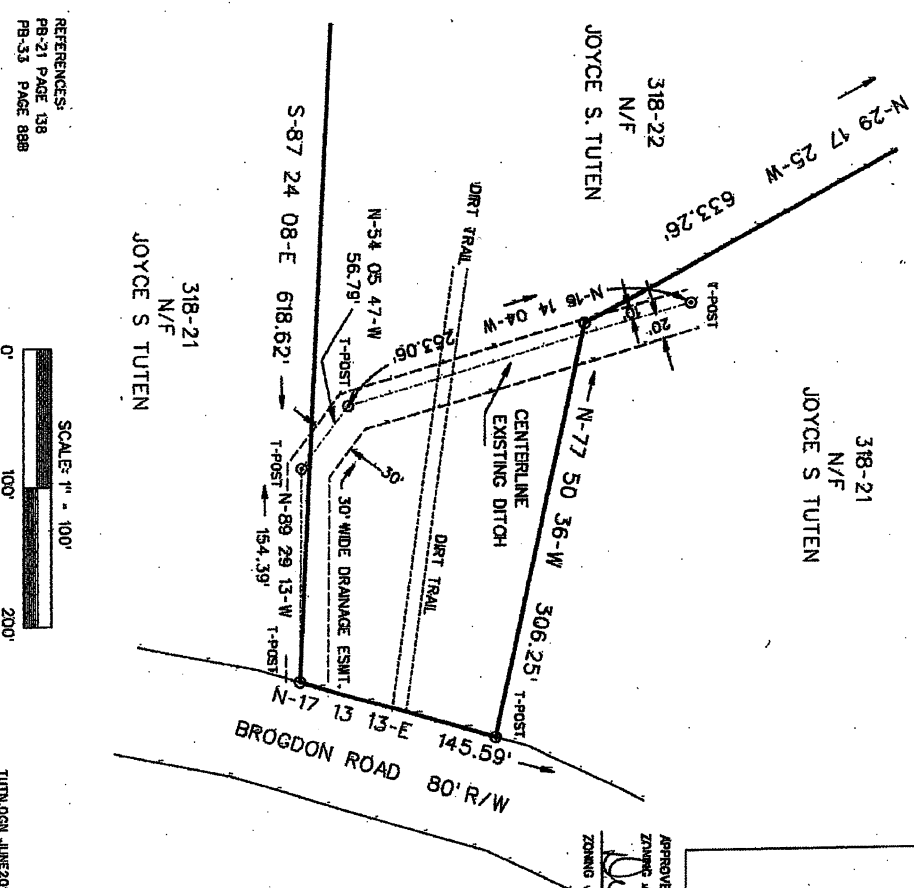
LEGEND:  
RF 1/4" BEAR FOUND  
RS 1/4" BEAR SET  
PL PROPERTY LINE  
CDG. CON. MON. FOUND  
N/F NOW OR FORMERLY  
PP POWER POLE  
EQUIP. USED TOTAL STATION  
TOPCON 363  
ERROR OF CLOSURE  
124,000 PLM NOT ADJUSTED  
ADOLPH N. MICHELS & ASSO.  
726 SANDY RIDGE ROAD  
STUYVENA GEORGIA 30467  
PH. (912) 828 3972

**SURVEYORS CERTIFICATION**  
As required by subsection 10a of Official Code of Georgia Annotated, Sections 44-6-47, 44-6-48, and 44-6-49, I, the undersigned, do hereby certify that I am a duly licensed and qualified surveyor under the laws of the State of Georgia and that I am duly qualified to perform the services herein set forth. I have personally supervised and participated in the execution of the survey herein shown and I am satisfied that the same is correct and true to the best of my knowledge and belief. I have also examined the original field notes and computations and find them to be correct and true to the best of my knowledge and belief. I have also examined the original field notes and computations and find them to be correct and true to the best of my knowledge and belief. I have also examined the original field notes and computations and find them to be correct and true to the best of my knowledge and belief.

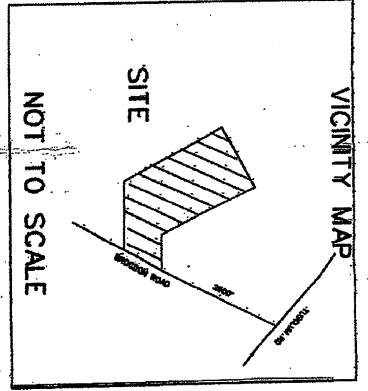
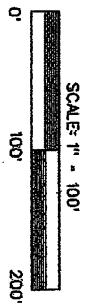
*Adolph N. Michels*  
DATE: 7-27-19

NOTE: SUBJECT PROPERTY IS A SURVEY OF MAP # & PARCEL 318 -22 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN).



REFERENCES:  
PB-21 PAGE 138  
PB-33 PAGE 888



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR  
*Marie F. ...*  
DATE: 11-6-19

SURVEY FOR  
**JOYCE S. TUTEN**  
SURVEY TO ESTABLISH A 30' DRAINAGE EASEMENT, LOCATED IN THE 10TH G.M.D. EFFINGHAM COUNTY, GEORGIA  
SURVEYED 25 JUNE 2019  
PLAT DRAWN 30 JUNE 2019