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BK#2421 PG#563-563
ELIZABETH Z. HURSEY
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

2421 | 563

PT-61 051-2017-002157

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 30th day of June, 2017, between KEVIN MICHAEL RAHN of the FIRST PART, and QUERRY G. REAGAN and MELISSA ANN REAGAN of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his son-in-law and daughter, the said SECOND PARTIES herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing Five and Three Tenths (5.3) acres, more or less, as shown on the plat thereof hereinafter referred to. Said parcel of land being bounded on the North-Northwest by a 60-foot wide access easement, a distance of 427.89 feet; on the East-Northeast by a 60-foot wide access easement, a distance of 530 feet; on the South-Southeast by lands now or formerly of Querry G. Reagan, a distance of 427.89 feet, and on the West-Southwest by lands now or formerly of Kevin Michael Rahn, a distance of 530 feet.

Express reference is hereby made to the plat of said lands made by Neel B. Ackerman, R.L.S. #1128, dated June 1, 2005 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet C, Slide 99-C2 for better determining the metes and bounds of said lands herein conveyed.

TOGETHER WITH a 60-foot wide perpetual, non-exclusive access easement for ingress and egress and for utility purposes show running from Ralph Rahn Road to said 5.03 acres tract of land and more particularly shown on said plat above referred to.

SUBJECT TO, said 60-foot wide access easement above referred to.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Kevin Michael Rahn (SEAL)
KEVIN MICHAEL RAHN

Signed, sealed and delivered
in the presence of:

Dennis M. Johnson
Unofficial Witness

Belinda M. Bell
Notary Public

bp





GRID NORTH
EAST ZONE

SURVEYORS NOTES

- ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH. ADDITIONAL EASEMENTS AND RIGHT OF WAY MAY EXIST THAT ARE NOT SHOWN.

SURVEYORS CERTIFICATION

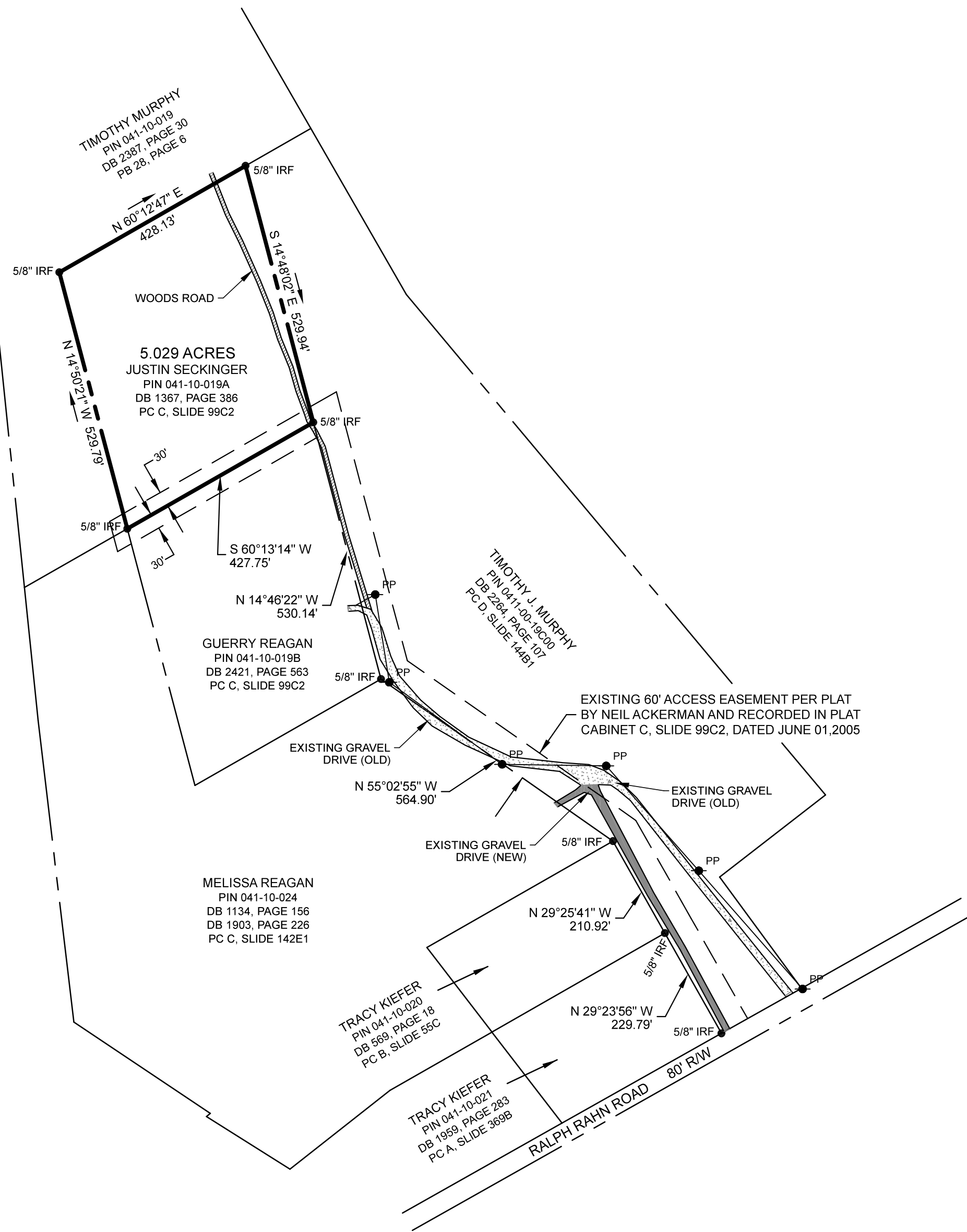
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Jeff M. Horne
JEFFREY M. HORNE, RLS #3131

DECEMBER 29, 2020
DATE

REVISION
DATE

RECORDING INFORMATION



SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OF SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27,599 FEET AND AN ANGULAR ERROR OF .04" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS MAP OF SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 386,776 FEET. A LEICA TS12 ROBOTIC STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS UPON WHICH THIS MAP OF SURVEY IS BASED.

LEGEND

- PP POWER POLE
- IRF IRON ROD FOUND
- DB DEED BOOK
- PC PLAT CABINET
- ▨ GRAVEL DRIVE (OLD)
- ▨ DIRT DRIVE (NEW)
- ▨ WOODS ROAD

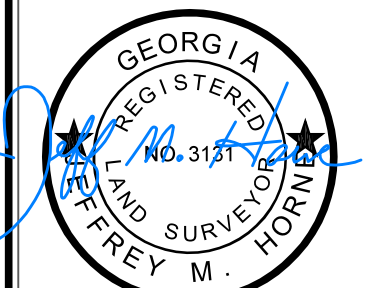


RETRACEMENT SURVEY FOR
MELISSA REAGAN
JUSTIN M. SECKINGER
 LOCATED IN THE 11TH GMD
 EFFINGHAM, GEORGIA

PLAT DATE 12/29/2020
 FIELD DATE 12/11/2020

HORNE
 LAND SURVEYING
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 www.hornelandsurveying.com

LSF NO. 1274



DECEMBER 29, 2020

PROJECT NO.
 EFFINGHAM2020.003

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