
STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE, made this ____ day of _____, 2026, between **HIC WESTGATE, LLC**, a Georgia limited liability company, as Party of the First Part, hereinafter referred to as Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part, hereinafter referred to as Grantee (the words “Grantor” and “Grantee” to include their respective, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All those certain lots, tracts or parcels of land situate, lying and being in the 2nd District of Effingham County, Georgia, and being shown and designated as the streets and rights of way known as Archway Loop, Frontier Trail, Independence Way, Oregon Trail, Settlers Way, Sage Brush Alley, and Homestead Alley, all as shown on that certain plat of West Gate Subdivision, Phase 1A, prepared by Matthew D. Jones, G.R.L.S. #3338, dated (Month) (Day), 2026, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book ____, Page ____, said plat is incorporated herein by specific reference for a more particular description of the property herein conveyed. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or rights of way for public access.

AND

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 Pump Station (0.071 acre, more or less), located within West Gate Subdivision, Phase 1A, as more particularly described on that certain subdivision plat prepared by Matthew D. Jones, R.L.S. No. 3338, dated July 9,

2026, and recorded in Plat Book ___, Page ___, in the Office of the Clerk of Superior Court of Effingham County, Georgia.

TOGETHER WITH the water and sanitary sewer systems, pump station, and drainage improvements located within said rights-of-way and public easements, and within the Earl Lain Road right-of way, all as located within West Gate Subdivision, Phase 1A, as shown on the aforementioned plat which are incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any residence.

TOGETHER WITH a perpetual, non-exclusive appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements, and drainage easements, including the right to ingress and egress over the easements, all located within West Gate Subdivision, Phase 1A, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or in any wise 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, the said Grantor has hereunto set its hand and seal, on the day and year first above written.

HIC WESTGATE, LLC
a Georgia limited liability company

By: _____ (SEAL)

Print Name: Henry B. Munn, Jr

Its: Authorized Representative

Attest:

By: _____

Print Name: Nikole Steeley

As: Attestor/Notary

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2026.

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

BY: _____
Damon Rahn
Chairman

Attest: _____
Stephanie Johnson
Effingham County Clerk

Signed, sealed and delivered
in the presence of:

Witness

Notary Public