
STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

WARRANTY DEED

THIS INDENTURE made this ____ day of _____, 2026, by and between **ERNEST COMMUNITIES, 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:

That the said Grantor, for and in consideration of the sum of TEN (\$10.00) AND NO/100's DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described property:

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND SITUATE, LYING AND BEING IN THE 9TH G. M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA, AND BEING SHOWN AND DESIGNATED AS THE STREET AND RIGHT-OF-WAY KNOWN AS “BELLEVUE BOULEVARD”, “DAKOTA LANE”, AND “ALYSSA AVENUE” ON THAT CERTAIN PLAT OF NEW HAVEN, PHASE 3, BEING A PORTION OF PARCEL 5 & 6, FORMERLY PORTION OF TRACT 2 OF THE RINCON RESEARCH TRACT, 9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA, PREPARED BY P. NATHAN BROWN, GRLS 3185, HUSSEY, GAY, BELL AND DEYOUNG, INC., DATED JULY 27, 2025, AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA, IN PLAT CABINET ___, SLIDE(S) ____.

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 AFORENAMED STREETS OR RIGHTS-OF-WAY FOR PUBLIC ACCESS.

TOGETHER WITH THE WATER AND SANITARY SEWER SYSTEMS AND DRAINAGE IMPROVEMENTS LOCATED WITHIN SAID RIGHT-OF-WAY AND PUBLIC EASEMENTS LOCATED WITHIN NEW HAVEN SUBDIVISION, PHASE 3, AS SHOWN ON THE AFOREDESCRIBED PLAT WHICH IS 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 NEW HAVEN SUBDIVISION, PHASE 3, AS SHOWN ON THE AFOREMENTIONED PLAT WHICH IS INCORPORATED HEREIN FOR DESCRIPTIVE AND ALL OTHER PURPOSES.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION BY THE PREPARER, WEINER, SHEAROUSE, WEITZ, GREENBERG & SHAW, 14 E. STATE STREET, SAVANNAH, GEORGIA, 31401.

TO HAVE AND TO HOLD the Property, 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.

[Signatures on following pages]

[Remainder of page intentionally left blank]

[Warranty Deed – New Haven Subdivision Phase 3 – Grantor Signature Page]

IN WITNESS WHEREOF, the Grantor has hereunto executed this instrument under seal by and through its duly authorized officer, the day and year first above written.

Signed, sealed and delivered
in the presence of:

ERNEST COMMUNITIES, LLC

Unofficial Witness

By: _____(Seal)
Name: Elizabeth K. Williams-Holley
Title: Manager

Notary Public

[Remainder of page intentionally left blank]

[Warranty Deed – New Haven Subdivision Phase 3 – Grantee Signature Page]

The foregoing conveyance of streets and drainage, water and sewer improvements in New Haven Subdivision, Phase 3, Effingham County, Georgia is hereby accepted by the Grantee.

Signed, sealed and delivered in
the presence of:

EFFINGHAM COUNTY BOARD OF
COMMISSIONERS

Unofficial Witness

By: _____

Name: Damon Rahn

Title: Chairman

Notary Public

Attest: _____

Name: Stephanie Johnson

Title: County Clerk

[Remainder of page intentionally left blank]