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The Newberry Law Firm, PC
129 N. Laurel Street
Post Office Box 790
Springfield, Georgia 31329

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF _____

FILE #: 2025-BOC

THIS INDENTURE made this ____ day of November, 2025, between **Effingham County Industrial Development Authority, a public body corporate and politic**, as party of the first part, hereinafter called Grantor, and the **Board of Commissioners of Effingham County, Georgia**, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

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 **"120' Public R/W" (13.03 acres, more or less)**, as shown and more particularly described on that certain map or plat made by P. Nathan Brown, R.L.S. No. 3185, dated October 8, 2025 and recorded in **Plat Book** ____, **Page** ____ in the records of the Clerk of Superior Court of Effingham County, Georgia. For a more particular description reference is hereby made to the aforesaid plat, which is specifically incorporated herein and made a part hereof. Subject, however, to all valid restrictions, easements, and rights of way of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 by, through and under the above named Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this day and year first above written.

**EFFINGHAM COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY
a public body corporate and politic**

By: _____ (SEAL)
Name: _____
Title: _____

Signed, sealed and delivered this _____ day
of November, 2025, in the presence of:

Witness

Notary Public

CONSENTED TO BY:

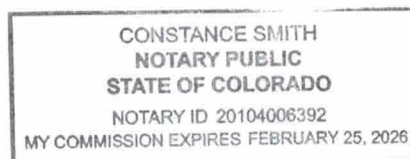
SAVANNAH INDUSTRIAL DEVELOPMENT, LLC

By: _____ (SEAL)
Name: Douglas Wells
Title: Manager

Signed, sealed and delivered this 11th day
of November, 2025, in the presence of:

Alex K.
Witness

Constance Smith
Notary Public



AGREE TO THIS _____ DAY OF _____, 2025.

BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA

By: _____ (Seal)
Damon Rahn
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
County Clerk

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

My commission expires: