

STATE OF GEORGIA)
COUNTY OF _____)

**WARRANTY DEED
FOR ROADS, PUMP STATION,
WATER AND SEWER UTILITIES, AND EASEMENTS**

THIS INDENTURE made this ___ day of January, 2024, by and between **D.R. HORTON, INC.**, a Delaware corporation, 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 roads, situate, lying and being in the 9th G.M. District, Effingham County, Georgia, consisting of the **entire right-of-ways of Ponderosa Loop, Balsam Drive, Fraser Lane, and Aleppo Way** located within Longleaf Village Subdivision, Phase I, as more particularly described on that certain subdivision plat prepared by Jimmy R. Toole, R.L.S. No. 3119, dated September 20, 2023, recorded in **Plat Book**, **Page**, in the office of the Clerk of Superior Court of Effingham County, Georgia. It is the intention of the Grantor to convey to the Grantee all of its interests in the aforementioned streets and/or right of ways 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 Site (0.0863 of an acre, more or less)** located within Longleaf Village Subdivision, Phase I, as more particularly described on that certain subdivision plat prepared by Jimmy R. Toole, R.L.S. No. 3119, dated September 20, 2023, recorded in **Plat Book**, **Page**, in the office of the Clerk of Superior Court of Effingham County, Georgia.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said right-of-way and public easements, all located within Longleaf Village Subdivision, Phase I, as shown on the aforementioned 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.

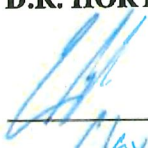
TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility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

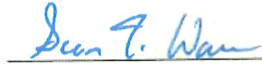
TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

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.

IN WITNESS WHEREOF, the said Grantor, by and through its authorized agent, has hereunto set its hand and seal, on the day and year first above written.

D.R. HORTON, INC.

By:  (Seal)
Its: Clay Cramer Land Development project manager

Attested to By:  (Seal)
Its: City Manager

Signed, sealed, and delivered
in the presence of:



Witness



Notary Public

The foregoing conveyance of roads, pump station, water and sewer utilities, drainage infrastructure, and easements in Longleaf Village Subdivision, Phase I, Effingham County, Georgia is hereby accepted by the Grantee.

ACCEPTED AND AGREED TO THIS ____ DAY OF _____, 2024.

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

BY: _____ (Seal)
Wesley Corbitt
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
Effingham County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public