



CITY OF GUYTON

PO Box 99, Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152

www.cityofguyton.com

Working Together to Make a Difference

Mayor
Andy W. Harville
City Clerk
Fabian M. Mann, Jr.

AUTHORIZATION FOR ANNEXATION

APPLICATION FOR ANNEXATION

I swear that I am the owner of the property which is the subject matter of the attached application. As is shown in the records of Effingham County, Georgia. I authorize the person named below to act as the applicant in the pursuit of annexation of this property.

Applicant's Name: Delens Cadichon

Owner's Name: Delens Cadichon

Property Address: 2698 Galtway 119 Guyton Ga 31312

Applicant's Phone Number: 917-533-2395

Owner's Phone Number: 917 533 2395

Applicant's Signature: Delens Cadichon

Owner's Signature: _____



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PETITION REQUESTING ANNEXATION

CITY OF GUYTON, GEORGIA

TO THE HONORABLE CITY COUNCIL OF GUYTON, GEORGIA

1. The undersigned, as the owner(s) of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Guyton, Georgia, and the City boundaries include the same.
2. The territory to be annexed abuts the existing boundary of Guyton, Georgia and the description of such territory area is as follows:

Address/ Description of Property: 2698 GATHWAY DR S Guyton Ga

3. It is requested that this territory to be annexed and shall be zoned: AR-1 TO B2 (approximately .64 acres) for the following reasons: I want to annex my property into the city because I want increase tax base to contribute into the City's Finances which can ultimately lead to affordable municipal services for everyone - like trash and Public Safety. Being part of the city would allow me to participate in the decision making that could impact our daily lives and the future of our community.
4. Therefore, the Petitioners pray that the City Council of the City of Guyton pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Laws, 1946 do by proper ordinance annex said property to the city limits to City of Guyton.

Respectfully,

Debra Cochran

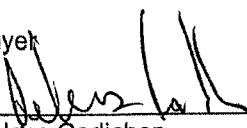
Owner/Purchaser

Owner/Purchaser

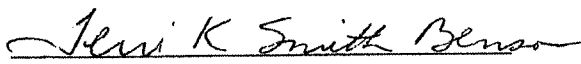
Acknowledgement

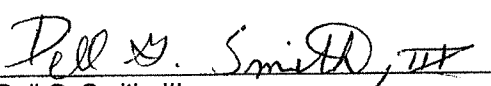
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize The Newberry Law Firm, P.C. to cause the funds to be disbursed in accordance with this statement.

Buyer


Delens Cadichon

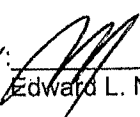
Seller


Terri K. Smith Benson


Dell G. Smith, III

The Newberry Law Firm, P.C.

BY:


Edward L. Newberry Jr.

The Newberry Law Firm, P.C.
ALTA Universal ID: 541087
129 North Laurel Street
Springfield, GA 31329

File No./Escrow No.: 2024-168
Officer/Escrow Officer: Edward L. Newberry Jr.
Settlement Location: 129 North Laurel Street
Springfield, GA 31329

Property Address: 2698 State Hwy 119 S
Guyton, GA 31312

Buyer: Delens Cadichon
3480 Courthouse Road
Guyton, GA 31312

Seller: Terri K. Smith Benson
124 Shady Lane
Fitzgerald, GA 31750
Dell G. Smith, III
9 Pinetree Road
Midway, GA 31320

Settlement Date : October 28, 2024
Disbursement Date : October 28, 2024

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Financial		
	57,000.00	Sale Price of Property	57,000.00	
		Deposit		2,000.00
		Prorations/Adjustments		
	53.54	County Taxes 10/28/24-12/31/24	53.54	
		Title Charges and Escrow/Settlement Charges		
250.00		Corrective Title Fee to The Newberry Law Firm, P.C.		
		Attorney Fee to The Newberry Law Firm, P.C.	650.00	
20.00		Identity Verification & Wire Protection Service to ClosingLock	20.00	
		Post Closing, Storage & Technology Fee to The Newberry Law Firm, P.C.	75.00	
		Search Fee to Statesboro Title, Inc.	207.50	
		Owner's Title Insurance to Fidelity National Title Company	313.50	

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Coverage: \$57,000.00		
		Premium: \$313.50		
		Version: ALTA Homeowner's Policy (2021)		
		Commissions		
1,710.00		Commission - Listing Agent to Compass Georgia, LLC		
1,425.00		Commission - Selling Agent to Next Move Real Estate		
		Government Recording and Transfer Charges		
		Recording Fees to County Clerk of Superior Court	25.00	
25.00		Corrective Deed Recording Fee to County Clerk of Superior Court		
		Transfer Tax to County Clerk of Superior Court	57.00	
		Miscellaneous		
305.32		2024 County Taxes to Effingham Co. Tax Commissioner		
Seller			Buyer	
Debit	Credit		Debit	Credit
3,735.32	57,053.54	Subtotals	58,401.54	2,000.00
		Due from Buyer		56,401.54
53,318.22		Due to Seller		
57,053.54	57,053.54	Totals	58,401.54	58,401.54



Overview



Legend

 Parcels

 Roads

Parcel ID	02940040	Owner	CADICHON DELENS	Last 2 Sales			
Class Code	Residential		3480 COURTHOUSE RD	Date	Price	Reason	Qual
Taxing District	01-County		GUYTON, GA 31312	10/28/2024	\$57000	FM	Q
	County	Physical Address	2698 S HWY 119	10/14/2024	0	U	U
Acres	0.64	Assessed Value	Value \$20133				
(Note: Not to be used on legal documents)							