

TOGETHER WITH the installed water, sanitary, reuse, and drainage improvements located within said right-of-way and public easements, all located within the Palm Ridge 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 meters to any residence.

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 Palm Ridge 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.

DR HORTON, INC., a Delaware corporation

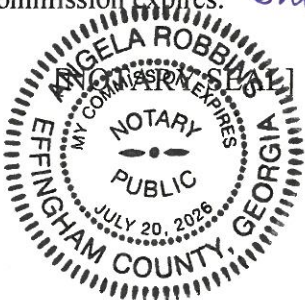
By: [Signature] (SEAL)
Name: Vance O'Shea
Title: Assistant Secretary

Signed, sealed and delivered in the presence of:

[Signature: Travis Bagmore]
Unofficial Witness

[Signature: Angela Robbins]
Notary Public

My commission expires: July 20, 2026



ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2025.

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

By: _____ (Seal)
Damon Rahn
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
Effingham County Clerk

Signed, sealed and delivered in the
presence of:

Unofficial Witness

Notary Public

My commission expires:

[NOTARY SEAL]