

STATE OF GEORGIA
COUNTY OF EFFINGHAM

;
;

WARRANTY DEED

THIS INDENTURE made this 28 day of October, 2024, by and between **CYNTHIA R. RAHN and H. ARDEN REISER**, as Parties of the First Part, hereinafter referred to as Grantors, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part, hereinafter referred to as Grantee (the words "Grantors" and "Grantee" to include their respective heirs, 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, Grantors have granted, bargained, sold, conveyed and confirmed, and by these presents do grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All that certain road, situate, lying and being in the 11th G.M. District, Effingham County, Georgia, consisting of the entire right-of-way of Berry Lane located within Berryville Pines Subdivision, as more particularly described on that certain subdivision plat prepared by Jeffrey Wayne Mock, R.L.S. No. 2992, recorded in Plat Cabinet C185, Slide D1, in the office of the Clerk of Superior Court of Effingham County, Georgia.

Further, this Warranty Deed does not include the conveyance of any detention ponds, sidewalks, or common areas.

Grantors further convey all right, title and interest in and to the drainage improvements easements, within said right-of-way and public easement, all located within Berryville Pines Subdivision, as shown on the aforescribed plat which are incorporated herein for descriptive and all other purposes. Excluding all water and septic systems and lines lying within the said right-of-way and public easement all located within Berryville Pines Subdivision, as shown on the aforescribed plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said road, lane, and easements 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 Grantors 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 Grantors have hereunto set their hands and seal, on the day and year first above written.

By: *Cynthia R. Rahn* (SEAL)
CYNTHIA R. RAHN

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Kimberly Barlett
Notary Public

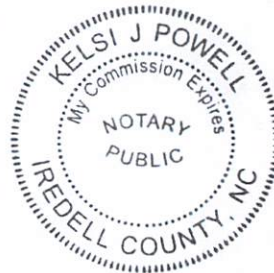


By: *H. Arden Reiser* (SEAL)
H. ARDEN REISER

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Kelsi J. Powell
Notary Public



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

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

BY: _____
Wesley Corbitt
Chairman

ATTEST: _____
Stephanie Johnson
Effingham County Clerk

Signed, sealed and delivered in the
presence of:

Witness

Notary Public