

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

WARRANTY DEED

THIS INDENTURE made this 28 day of APRIL, 2023, by and between NEXT PHASE DEVELOPMENT COMPANY, LLC, a Georgia limited liability company, having its principal place of business at 37 W. Fairmont Avenue, Suite 202, Savannah, GA 31406, as Party or Parties of the First Part, hereinafter referred to as Grantor, and the **THE BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, a political subdivision of the State of Georgia**, as Party or Parties of the Second Part, hereinafter referred to as Grantee (the words "Grantor" 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, 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 Effingham County, Georgia, consisting of the entire rights-of-way located within Shadowbrook Subdivision, Phase 5-C shown upon a plat entitled "SHADOWBROOK - PHASE 5C" recorded in Plat Cabinet \_\_\_\_, Slide \_\_\_\_, 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 interest in the aforementioned streets or rights of way for public access.

Subject to that certain Utility Easement Agreement dated \_\_\_\_\_ 2023, by and between Grantor and the City of Springfield, Georgia, recorded in Deed Book \_\_\_\_, Page \_\_\_\_ in the Office of Superior Court of Effingham County, Georgia.

Grantor further conveys all right, title and interest in and to the drainage improvements, within said right-of-way and public easement, all located within Shadowbrook Subdivision, Phase 5-C as shown on the above-referenced plat which are incorporated herein for descriptive and all other purposes. However, this Warranty Deed excludes all water and sewer systems and lines lying within the said right-of-way and public easement all located within Shadowbrook Subdivision Phase 5-C, as shown on the aforescribed plats which is incorporated herein for descriptive and all other purposes.

A non-exclusive perpetual easement to install, maintain, repair and replace any improvements for water systems and sewer systems located within the rights of way of these roads is hereby acknowledged to exist with the owner or owners of those systems. The Board of Commissioners of Effingham County, Georgia shall have no obligation to install, maintain, repair or replace any of the water and sewer systems.

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 and for the inspection of the storm water management facilities, 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 Shadowbrook Subdivision, Phase 5-C as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

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

TO HAVE AND TO HOLD said road 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 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 has hereunto set its hand and seal, on the day and year first above written.

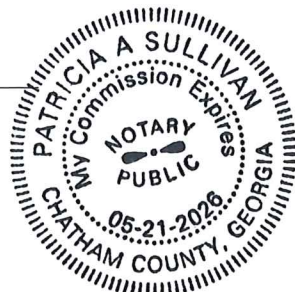
NEXT PHASE DEVELOPMENT COMPANY, LLC, a Georgia limited liability company

BY:  (SEAL)

Signed, sealed and delivered in presence of:

Witness 

Notary Public 



ACCEPTED AND AGREED TO THIS 28 DAY OF APRIL, 2023.

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