

STATE OF GEORGIA)
)
COUNTY OF EFFINGHAM)

**WARRANTY DEED
FOR ROAD, WATER AND SEWER UTILITIES**

THIS INDENTURE made this ____ day of _____, 2022, by and between **SFG CH MASTER DEVCO, LLC**, a Georgia limited liability company, as Party of the First Part, hereinafter referred to as Grantor, and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, a political subdivision of the State of 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, 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 tract or parcel of land containing (+/-) 3.929 acres and being in the 9th Georgia Militia District, Effingham County, Georgia, and being more particularly described as “TRADE CENTER BOULEVARD (PUBLIC VARIABLE RIGHT OF WAY)” on that certain plat titled, “A Subdivision of Trade Center Boulevard and Parcel 2C Georgia International Trade Center” dated _____, 2022 and recorded in Plat Book ____, Page ____, Effingham County, Georgia Records.

AND

All that certain tract or parcel of land containing (+/-) 1.967 acres and being in the 9th Georgia Militia District, Effingham County, Georgia, and being more particularly described as “TRADE CENTER BOULEVARD (PUBLIC VARIABLE RIGHT OF WAY)” on that certain plat titled, “A Subdivision of Trade Center Boulevard and Parcel 2C Georgia International Trade Center” dated _____, 2022 and recorded in Plat Book ____, Page ____, Effingham County, Georgia Records.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said rights-of-way and public easements, all located within Georgia International Trade Center, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, common areas, and any portion of the water system from the water meter to any commercial building.

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, drainage easements, including the right to ingress and egress over the easements, all located within Georgia International Trade Center, 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 has hereunto set its hand and seal, on the day and year first above written.

Signed, seal and delivered in the presence of:

SFG CH MASTER DEVCO, LLC,
a Georgia limited liability company

Hannah Hope
Witness
Printed Name: Hannah Hope

By: *Neal Moskowitz* (SEAL)
Name: Neal Moskowitz
Title: Vice President

Geraldine Harris
Notary Public

My commission expires: 7-27-25



ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2022.

BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA

BY: _____

ATTEST: _____

Signed, sealed and delivered in the
presence of:

Witness

Notary Public