

Upon recording, return to:
Glynn County Attorney's Office
701 "G" Street, 2nd Floor
Brunswick, Georgia 31520

TAX PARCEL INFORMATION:
Glynn County Tax Parcel 03-26643

STATE OF GEORGIA
COUNTY OF GLYNN

WARRANTY DEED

THIS INDENTURE, made on this the 20TH day of July, 2025,
by and between **LEXINGTON PLACE PROPERTY OWNERS' ASSOCIATION, INC.**, a
Georgia non-profit corporation (hereinafter referred to as "Grantor"), and **GLYNN COUNTY,
GEORGIA**, a political subdivision of the State of Georgia, (hereinafter referred to as "Grantee")
(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives,
successors and assigns where the context requires or permits, and shall include the singular and
plural, and the masculine, feminine, and neuter, as the context requires):

WITNESSETH:

WHEREAS, a subdivision known as "Lexington Place" was developed and created in
Glynn County, Georgia in three phases; and

WHEREAS, a Final Subdivision Plat of Lexington Place – Phase II was recorded in the
office of the Clerk of Superior Court of Glynn County at Plat Cabinet 2, Drawer 75-A and B
(hereinafter sometimes referred to as the "Phase II Plat"); and

WHEREAS, a Final Subdivision Plat of Lexington Place – Phase III was recorded in the
office of the Clerk of Superior Court of Glynn County at Plat Book 30, Maps 91 & 92, and also at
Plat Cabinet 2, Pages 318 A & B (hereinafter sometimes referred to as the "Phase III Plat"); and

WHEREAS, the Final Subdivision Plats for Phases II and III of Lexington Place Subdivision stated that the roads of Phases II and III were to be privately owned and maintained; and

WHEREAS, The Regency Group, Inc., conveyed the roads of Phases II and III of the Lexington Place Subdivision, along with other listed common areas, to Grantor by a deed dated June 6, 2011, and filed at Deed Book 2914, Pages 465 through 469; and

WHEREAS, on January 30, 2013, Grantor determined, by vote, that it would turn over the road rights-of-way of Phases II and III of the Lexington Place Subdivision to Grantee; and

WHEREAS, on October 15, 2015, at a regular meeting of the Glynn County Board of Commissioners, Grantee approved and accepted the roads, rights-of-way, and drainage easements of Phases II and III of the Lexington Place Subdivision as dedicated by Grantor; and

WHEREAS, Grantor and Grantee wish to formalize Grantor's dedication, and Grantee's acceptance, of the roads, rights-of-way, and drainage easements of Phases II and III of the Lexington Place Subdivision;

NOW, THEREFORE, the said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following described real property, to-wit:

Phase II:

All those certain lots, tracts, or parcels of land situate, lying and being in Glynn County, Georgia, within Lexington Place, Phase II, shown and identified according to the Final Subdivision Plat of Lexington Place – Phase II, prepared by Jackson Surveying, Inc., Phillip Jackson, G.R.L.S. No. 2804, dated March 1, 2005, recorded in Plat Cabinet 2, Drawer 75-A and B, Glynn County, Georgia Superior Court records,

as all of the roads located within said Phase II, Lexington Place Subdivision, to-wit: Freedom Trail, Patriot Court, Liberty Square, and Pilgrims Lane.

Phase III:

All those certain lots, tracts, or parcels of land situate, lying and being in Glynn County, Georgia, within Lexington Place, Phase III, shown and identified according to the Final Subdivision Plat of Lexington Place – Phase III, prepared by Jackson Surveying, Inc., Phillip Jackson, G.R.L.S. No. 2804, dated May 16, 2007, recorded in Plat Book 30, Maps 91 & 92, and recorded in Plat Cabinet 2, Pages 318 A & B, Glynn County, Georgia Superior Court records, as all of the roads (60 foot right-of-way) located within said Phase III, Lexington Place Subdivision, to-wit: Freedom Trail.

Reference is hereby made to said Phase II Plat and Phase III Plat for purposes of description and all other purposes.

TO HAVE AND TO HOLD, the said tracts or parcels of land, with all and singular the rights, members, improvements, easements and appurtenances thereunto appertaining or in anywise belonging to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for its heirs, executors and administrators, 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.

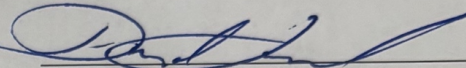
GRANTOR also does hereby grant and convey unto the said Grantee a perpetual easement over and under all those tracts or parcels designated as drainage easements, utility easements, or any other type of easement on the Phase II Plat and the Phase III Plat for drainage facilities purposes and utility purposes; including, but not limited to, construction, installation, and maintenance of drainage lines, drainage ditches and any related drainage equipment and facilities (hereinafter referred to as "Drainage Facilities").

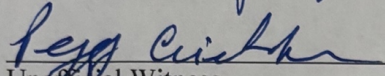
(Signatures on the following page)

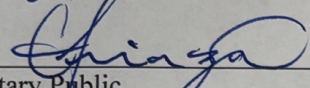
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand, affixed its seal and delivered these presents on this the day and year first above written.

LEXINGTON PLACE PROPERTY OWNERS' ASSOCIATION, INC.

Signed, sealed and delivered on this the 20th day of July, 2025, in the presence of:

By: 
Donald Freund, President

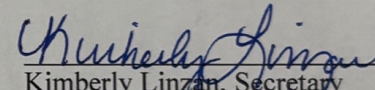

Unofficial Witness

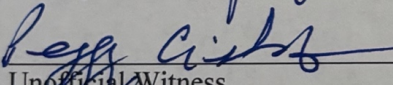

Notary Public
My Commission Expires:

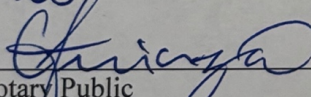
CENDY ARRIAZA
NOTARY PUBLIC
Glynn County
State of Georgia
My Comm. Expires Oct. 25, 2027

(NOTARY SEAL)

Signed, sealed and delivered on this the 20th day of July, 2025, in the presence of:

By: 
Kimberly Linzan, Secretary


Unofficial Witness


Notary Public
My Commission Expires:

CENDY ARRIAZA
NOTARY PUBLIC
Glynn County
State of Georgia
My Comm. Expires Oct. 25, 2027

(NOTARY SEAL)