

Shore Protection Act Permit Application
O.C.G.A. 12-5-230

Date: 12-15-23 -----

Mailing Address:
2108 Drayton St.
Savannah, GA 31401

Project Location:
5 7th st Tybee Island
GA 31328

Telephone: 404-307-2868

Fax: -----

Name, address, and title of authorized agent for application coordination (if desired):

Telephone: _____
Fax: _____

Names and addresses of adjoining property owners (attach additional sheets as needed):

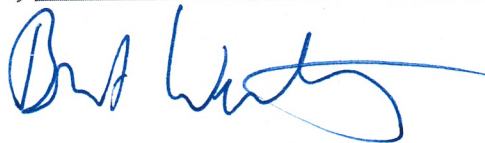
Shane George 3 7th Lane

Describe the proposed activity (attach additional sheets as needed):

tree removal for installing a pool and deck

Statement: I have made inquiry to the appropriate authorities that the proposed project is not over landfill or hazardous waste site and that the site is otherwise suitable for the proposed project.

Signature of Applicant (not agent): Brent Watts Date: 12/15/23



Type: WD
Kind: WARRANTY DEED
Recorded: 9/19/2023 3:06:00 PM
Fee Amt: \$1,775.00 Page 1 of 2
Transfer Tax: \$1,750.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 7428341760,
7067927936

BK 3197 PG 595 - 596

Prepared by:
McManamy Jackson Hollis, LLC
415 Eisenhower Drive, Ste 1
Savannah, GA 31406
Phone: (912) 691-0943
Fax: (912) 691-0947

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 15th day of September, 2023, by and between

Darius H. Heidary and Farideh Heidary
(Hereinafter referred to as the "Grantor"), and

5 7th St. LLC, a Georgia Limited Liability Company
(hereinafter referred to as "Grantee")

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Chatham, City of Tybee Island, and being shown and designated as the Northeast Portion of Beach Lot 43 on that certain plat prepared by J. Whitley Reynolds, Georgia Registered Land Surveyor No. 2249 and entitled "Plat of the Northeast Portion of Beach Lot 43, Ward 2, Tybee Island, Chatham County, Georgia," dated August 3, 1988 and recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 10P, Folio 2.

Said property is subject to an access easement over the Western 20 feet thereof as set forth in that certain agreement dated April 2, 1952 between Michael J. Egan and Joseph S. Espy recorded in said Clerk's office in Deed Book 55-Q, Folio 12.

Said lot was conveyed to Darius H. Heidary and Farideh Heidary by Warranty Deed dated August 15, 1988, and recorded in Deed Book 139-I, Page 490, in the aforesaid clerk's office. Said plat and deed are incorporated herein by reference. Subject to all easements, restrictions, and rights of way of record.

5 7th Street, Tybee Island, Georgia 31328
PIN: 4-0005-20-009

Said property containing improvements thereon currently known as 5 7th Street, Tybee Island, GA 31328, PIN 4-0005-20-009

(hereinafter referred to as the "Property")

SUBJECT, however, to certain restrictions, covenants and easements of record or evidenced by use.

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the 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 and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

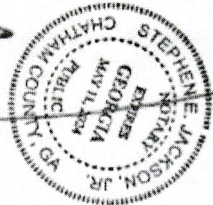
Signed, sealed and delivered before me on the day and year first above written,
In the presence of:

D. Heidary (SEAL)
Dariush H. Heidary

Farideh Heidary (SEAL)
Farideh Heidary

Angelone
Unofficial Witness

[Signature]
Notary Public
(NOTARIAL SEAL)



STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

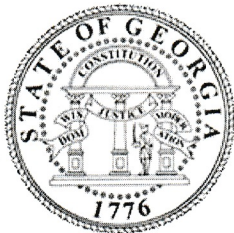
CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

5 7th st. LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **09/05/2023** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **09/12/2023**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 9/5/2023 1:43:16 PM

BUSINESS INFORMATION

CONTROL NUMBER 23193737
BUSINESS NAME 5 7th st. LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 09/05/2023

PRINCIPAL OFFICE ADDRESS

ADDRESS 2108 Drayton St., Savannah, GA, 31401, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Michael Watts	2108 Drayton St., Savannah, GA, 31401, USA	Chatham

ORGANIZER(S)

NAME	TITLE	ADDRESS
Michael Watts	ORGANIZER	2108 Drayton St., Savannah, GA, 31401, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE Michael Brent Watts
AUTHORIZER TITLE Organizer

