

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

Date: 18 September 2022

Mailing Address:
CFK Properties, LLC
PO Box 13921
Savannah GA, 31416

Project Location:
708 Butler Avenue
Tybee Island, GA 31328

Telephone 912-349-2158

Fax: _____

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

Resource & Land Consultants
Attn: Alton Brown, Jr.
41 Park of Commerce Way, Suite 101
Savannah, Georgia 31405

Telephone: 912-443-5896
Fax: _____

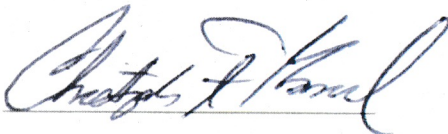
Name and addresses of adjoining property owners (attach additional sheets as needed):

See attached

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

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

Signature of Applicant (not agent):



Date: 9/19/2022

Type: TRSD
Kind: TRUSTEE'S DEED
Recorded: 5/4/2022 8:01:00 AM
Fee Amt: \$658.50 Page 1 of 4
Transfer Tax: \$633.50
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 6758095320,
7067927936

BK 2792 PG 346 - 349

RECORD AND RETURN TO:
Klein Law Group, LLC
15 Lake Street, Suite 210
Savannah, GA 31411

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

TRUSTEES DEED

THIS INDENTURE, made this 3rd day of May, 2022, between **William B. McNeal, II and Edgar L.T. Gay, Co-Trustees of the Frank McNeal, Sr. GST dated 12/18/89**, as Party of the First Part, and **CFK Properties, LLC**, as Party of the Second Part.

W I T N E S S E T H:

WHEREAS, the Frank McNeal, Sr. GST was created on December 18, 1989 (the "Trust"); and

WHEREAS, Frank H. McNeal, Jr., William B. McNeal, II and Edgar L.T. Gay, were named as the Trustees of the Trust; and

WHEREAS, Frank H. McNeal, Jr., William B. McNeal II and Edgar L.T. Gay as Co-Trustees took title to that certain property located at 708 Butler Avenue, Tybee Island, Georgia by that certain Quit Claim Deed dated March 4, 2015 recorded on March 5, 2015 in Deed Book 476, Page 334 in the Office of the Clerk of Superior Court of Chatham County, GA.

WHEREAS, Frank H. McNeal, Jr. died on April 25, 2022; and

WHEREAS, the Trust states that William B. McNeal, II and Edgar L.T. Gay may continue to act as Trustees;

NOW THEREFORE, William B. McNeal, II, and Edgar L.T. Gay are the current Trustees of the Trust.

That the said Party of the First Part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, the receipt and sufficiency of which are hereby acknowledged, and before the sealing and delivery of these presents, the Party of the First Part has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said Party of the Second Part, its representatives and assigns, all of its partial undivided interest in the following described tract or parcel of land lying and being in Tybee Island, Chatham County, Georgia and described as follows:

708 Butler Avenue, Tybee Island, Georgia.

See Exhibit "A", attached hereto and incorporated herein by reference, for a more complete description of the subject property.

TO HAVE AND TO HOLD the said bargained premises, together 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 Party of the Second Part, its representatives and assigns forever, IN FEE SIMPLE.

And Party of the First Part will warrant and forever defend the right and title to that tract or parcel of land unto Party of the Second Part against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part, has hereunto affixed its name and seal the day and year above written.

Signed, sealed and delivered
in the presence of:

Bruce Schonfeld
Unofficial Witness

[Signature]

Notary Public

William B. McNeal II (L.S.)
William B. McNeal, II, Co-Trustee of the Frank
McNeal, Sr. GST dated 12/18/89



Signed, sealed and delivered
in the presence of:

Bruce Schonfeld
Unofficial Witness

[Handwritten signature]

Notary Public

Edgar L. T. Gay (L.S.)
Edgar L. T. Gay, Co-Trustee of the Frank
McNeal, Sr. GST dated 12/18/89



EXHIBIT "A"

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, on Great Tybee Island, and known and described on the map and in the plan of the Town of Tybee as Lots 46 and 47, Ward 2, and the Eastern extensions thereof; said lots and said extensions thereof having a combined width from North to South of 160.8 feet, more or less, with a combined depth from East to West of 626.3 feet, more or less, on the Northern boundary thereof and 625.3 feet, more or less, on the Southern boundary thereof, and being bounded as follows: On the North by Lot 45, Ward 2, and the eastern extension thereof; on the East by a portion of what is known as the "Strand" 18 feet in width separating the Property herein described and the seawall as now erected on said Strand; on the South by Lot 48, Ward 2 and the Eastern extension thereof, and on the West by Butler Avenue, formerly Main Street and being a portion of the Property conveyed to Frank Hamlin McNeal from the Estate of Kate Hamlin McNeal by Assent to Devise dated July 22, 1972 and recorded in Record Book 100-X, Folio 382, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

Subject to all easements, covenants, restrictions and matters of record.

Type: WD
Kind: WARRANTY DEED
Recorded: 5/4/2022 8:01:00 AM
Fee Amt: \$1,925.00 Page 1 of 5
Transfer Tax: \$1,900.00
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID(s): 6758095320,
7067927936

BK 2792 PG 350 - 354

RECORD AND RETURN TO:
Klein Law Group, LLC
15 Lake Street, Suite 210
Savannah, GA 31411
File No. 2022.030

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

LIMITED WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2022, between **McNeal Investments, LLC**, as Party of the First Part, and **CFK Properties, LLC**, as Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, the receipt and sufficiency of which is hereby acknowledged, and before the sealing and delivery of these presents, has granted, bargained, sold and conveyed and by those present does grant, bargain, sell and convey all of its undivided interest unto the said Party of the Second Part, its successors, representatives and assigns, the following described tract or parcel of land lying and being in Tybee Island, Chatham County, Georgia described as follows:

708 Butler Avenue, Tybee Island, Georgia 31328.

See Exhibit "A", attached hereto and incorporated herein by reference, for a more complete description of the subject property.

TO HAVE AND TO HOLD the said bargained premises, together 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 Party of the Second Part, its successors, representatives and assigns forever, IN FEE SIMPLE.

And Party of the First Part will warrant and forever defend the right and title to that tract or parcel of land unto Party of the Second Part against the claims of all persons owning, holding or claiming by, through or under said Party of the First Part.

IN WITNESS WHEREOF, the said Party of the First Part, has hereunto affixed its name and seal the day and year above written

Signed, sealed and delivered
in the presence of:

McNeal Investments, LLC

Brannyn Swanson
Unofficial Witness

By: William B. McNeal, II
William B. McNeal, II, Member

Chick
Notary Public

[Company Seal]



EXHIBIT "A"

All those certain lots, tracts or parcels of land situate, lying and being in Chatham County, Georgia, on Great Tybee Island, and known and described on the map and in the plan of the Town of Tybee as Lots 46 and 47, Ward 2, and the Eastern extensions thereof; said lots and said extensions thereof having a combined width from North to South of 160.8 feet, more or less, with a combined depth from East to West of 626.3 feet, more or less, on the Northern boundary thereof and 625.3 feet, more or less, on the Southern boundary thereof, and being bounded as follows: On the North by Lot 45, Ward 2, and the eastern extension thereof; on the East by a portion of what is known as the "Strand" 18 feet in width separating the Property herein described and the seawall as now erected on said Strand; on the South by Lot 48, Ward 2 and the Eastern extension thereof, and on the West by Butler Avenue, formerly Main Street and being a portion of the Property conveyed to Frank Hamlin McNeal from the Estate of Kate Hamlin McNeal by Assent to Devise dated July 22, 1972 and recorded in Record Book 100-X, Folio 382, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

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