

JOINT APPLICATION  
FOR  
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,  
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,  
REVOCABLE LICENSE AGREEMENT  
AND REQUEST FOR  
WATER QUALITY CERTIFICATION  
AS APPLICABLE

## INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. \_\_\_\_\_

2. Date \_\_\_\_\_

3. For Official Use Only \_\_\_\_\_

4. Name and address of applicant.

5. Location where the proposed activity exists or will occur.

Lat. \_\_\_\_\_ Long. \_\_\_\_\_

County	Military District	In City or Town
Near City or Town	Subdivision	Lot No.
Lot Size	Approximate Elevation of Lo	State
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

6. Name, address and title of applicant's authorized agent for permit application coordination.

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

  
Signature of Applicant

2/9/2022

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

8. Proposed use: Private \_\_\_\_\_ Public \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_ (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

10. Date activity is proposed to commence. \_\_\_\_\_

Date activity is expected to be completed. \_\_\_\_\_

11. Is any portion of the activity for which authorization is sought now complete \_\_\_Y\_\_\_N

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

Issuing Agency

Type Approval

Identification No. Date/Application

Date/Approval

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?  
\_\_\_Yes \_\_\_NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill \_\_\_\_\_.

1. Access channel      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

2. Boat basin      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

3. Fill area      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

4. Other \_\_\_\_\_ length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions \_\_\_\_\_

-- Type of bulkhead construction (material)\_\_\_\_\_

1. Backfill required: Yes \_\_\_\_\_ No \_\_\_\_\_ Cubic yards \_\_\_\_\_

2. Where obtained \_\_\_\_\_

c. Excavated material

1. Cubic yards \_\_\_\_\_

2. Type of material \_\_\_\_\_

15. Type of construction equipment to be used \_\_\_\_\_

a. Does the area to be excavated include any wetland? Yes\_\_\_ No\_\_\_

b. Does the disposal area contain any wetland? Yes\_\_\_ No\_\_\_

c. Location of disposal area\_\_\_\_\_

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized:\_\_\_\_\_

e. Will dredged material be entrapped or encased? \_\_\_\_\_

f. Will wetlands be crossed in transporting equipment to project site?\_\_\_\_\_

g. Present rate of shoreline erosion (if known) \_\_\_\_\_

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

  
\_\_\_\_\_  
Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

#### PRIVACY ACT NOTICE

**The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.**

**SUPPORTING REMARKS:**

# Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

## LOCATION:

County McIntosh Landmarks Sapelo Island  
Municipality Sapelo Island Waterway Barn Creek

## FACILITY:

Facility Type Private Public X Commercial Other  
Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) 74 Size of Submerged Area (sq. ft.) 2,736.2

## WATERWAY INFORMATION:

open water river creek X basin  
Tidal Range (ft. MLW) 6.82 FEET Water Depth (ft. MLW) 4.0 FEET FOR BOATHOUSE AT MLW  
Channel Width (ft. MLW) 66 FEET Depth of Dredging (ft. MLW) 4.0 FEET FOR HOIST AT MLW  
Distance facility will extend into the waterway beyond MLW 32.1 FEET FOR BOATHOUSE  
40 FEET FOR HOIST

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u>boat ramp</u>	<u>X</u>	<u>hoist</u>	<u>mobile lift</u>	<u>vessel TV hookup</u>
<u>railway</u>	<u>fuel</u>	<u>propeller repair</u>	<u>electrical repair</u>	
<u>pump-out vessels</u>	<u>hull repair</u>	<u>engine repair</u>	<u>vessel electric hookup</u>	
<u>X</u> <u>boat building</u>	<u>ship's store</u>	<u>dockmaster's office</u>	<u>fire protection</u>	
<u>restrooms</u>	<u>showers</u>	<u>restaurant</u>	<u>laundromat</u>	
<u>hotel</u>	<u># of vehicle parking spaces</u>		<u># of trailer parking spaces</u>	

## DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?  
NO Will dredging be required for boat basin?  
NO Is filling proposed in tidal wetlands?  
NO Is filling proposed in open water?  
NO Will dredge disposal sites be required?  
NO Have future dredge disposal sites been identified?  
NO Have future dredge spoil sites been set aside with deeds or easements?  
NO Is shoreline stabilization proposed? If so, what type?   
NO Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

**HABITAT/WILDLIFE/CULTURAL RESOURCES:** (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

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YES Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?

If yes, what is the distance? The project is adjacent to the Sapelo Island Wildlife Management Area and the R.J. Reynolds State Wildlife Refuge

NO \*Is this habitat identified as "essential fish habitat"?

YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

\* THEY EXIST ON THE ISLAND BUT WILL NOT BE IMPACTED BY THE PROJECT

NO Do oyster or clam beds occur in or near the project site or access channels?

If yes, what is the distance?                      If yes, what is the acreage?                     

NO \*Is project site near active crabbing areas?

NO \*Is the project site in designated bait zones?

YES Is the project site in or near an area of historic, archeological, or scenic value?

If yes, explain THERE ARE MANY HSITORIC AND ARCHAEOLOGICAL RESOURCES ON SAPELO ISLAND BUT THEY WILL NOT BE IMPACTED BY THIS PROJECT

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\* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.

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REQUEST FOR JD LINE  
COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION  
BOATHOUSE AND HOIST IMPROVEMENTS  
SAPELO ISLAND, GEORGIA

The JD line was determined by a field survey. Contour elevation 5.1 feet, NAVD88, was delineated as a conversion of CMPA 5.6 feet MTL in NOAA's VDATUM transformation. This approach was approved by the Coastal Resources Division.

# DEEDS

## SAPELO ISLAND BOATHOUSE AND HOIST IMPROVEMENTS

GEORGIA, MCINTOSH COUNTY.

THIS INSTRUMENT, made and entered into this the 18 day of December, 1961, by and between JOHN JACK, of McIntosh County, Georgia, hereinafter referred to as party of the first part, and WENAY CORP., of McIntosh County, Georgia, hereinafter referred to as party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described property, to wit:

"All of that certain lot, tract or parcel of land situated, lying and being in the 271st District, G.M., McIntosh County, Georgia, in the Penn Subdivision, and being Lot Numbered (3) Three in said subdivision. Said property fronting 100 feet on a public street, extending back a uniform depth of 120 feet, and being bounded on the North by the street afore said; on the East by lot of J. E. Jennings; on the South by lands of Larnal Butler; and on the West by other lands of the "

TO HAVE AND TO HOLD the within bargained and described property together with all and singular the rights, appurtenances and emblements thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, of his estate and assigns, forever in fee simple and with full warranty of title.

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

Signed, sealed and delivered  
in the presence of:

John Jack (SEAL)

Jim L. George

Sheri Waters (POTTERY SEAL)  
POTTERY PUBLIC, McIntosh County, Georgia  
My Commission Expires May 4, 1965

(DOCUMENTARY STAMP \$5)

Recorded this 20th day of December, 1961.  
Charles Shepard Deputy Clerk

EXHIBIT, INSTRUMENT COPY

WHEREAS, certain of the Trustees of Sapelo Island Research Foundation, Inc., have expressed an interest in acquiring property on the mainland opposite the Foundation's Sapelo Island holdings for a dock, warehouse, and parking purposes, and it appearing that such property is needed for the successful operation and use of the Foundation's Sapelo Island property, and the donor herein, Richard J. Reynolds, having the ownership of such property on the mainland which is acceptable and desirable for the purposes and needs of Sapelo Island Research Foundation, Inc., the said Richard J. Reynolds desires to, and does hereby, make a gift in 1961 of such property to said Foundation; now therefore,

THIS INSTRUMENT, Made this 14th day of December, 1961, between Richard J. Reynolds, of Sapelo Island, McIntosh County, Georgia, of the first part, and Sapelo Island Research Foundation, Inc., a charitable corporation, organized and existing under the laws of the State of Georgia, with its principal office and place of business at Sapelo Island, McIntosh County, Georgia, of the second part,

WITNESSETH: That the said party of the first part, in consideration of the promise, and for and in consideration of the sum of \$1.00, and other good and valuable considerations, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all of the following described property, to-wit:

All that certain lot, tract or parcel of land situated, lying and being in the 151st Dist. District, McIntosh County, Georgia, in the Maridian Landing Tract, and being a portion of a tract of land well known as Point Trust and Hutchinson Land, containing a more or less of highland, part of land, and 10 acres of marshland, more or less, and bounded as follows: On the East and South by the Hutchinson Land and on the West and North by the Hutchinson Land.



Meridian Creek, on the East and Southeast by Hudson River and on all other sides by the remaining portion of the Ball Joint Tract, being the property of Richard J. Reynolds, and being more particularly described as follows: Beginning at a point at the low water mark on

(continued on Page 1)

Page 1

Hudson River 150 feet Southwardly from a point at low water mark on said Hudson River at the corner of a dock at the end of a runway across the marsh, said dock being well known to Sapelo Island, and thence running from said point at said low water mark on Hudson River in a Northwesterly direction parallel to said runway and the extension thereof, a distance of approximately 1000 feet to an iron stake, thence running at right angles to said line in a Northwesterly direction a distance of approximately 600 feet to a small creek or canal, thence running along the meanderings of said creek to the mouth thereof at Meridian Landing Creek to its mouth at Hudson River, thence along the low water mark of Hudson River to the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, powers, 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 and assigns, forever, in fee simple.

AND THE SAID party of the first part, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the lawful claim of those claiming by, through or under him, and no others.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Richard J. Reynolds (L.S.)  
Richard J. Reynolds

L. S. Staples  
Witness

Paul J. Varner (NOTARY SEAL)  
Notary Public

Page 2

Recorded this 28th day of December, 1961.  
Notary Shepard Eugene Clark

GEORGIA, McIntosh County:

THIS INSTRUMENT, made and entered into this 2nd day of January, 1961, by and between JOHN ELLI, of McIntosh County, Georgia, party of the first part; and (MISS) SUSAN M. HILL, of McIntosh County, Georgia, party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby bargain, grant, sell and convey unto said party of the second part, her heirs and assigns, all of the following described property, to-wit:

"All of that certain lot, tract or parcel of land situated, lying and being in the City of Dorien, McIntosh County, Georgia, in Inverness Subdivision and being Lot numbered Eleven (11) of Block 'B' of said Inverness Subdivision. Said property being bounded on the North by Adams Street, East by Lot numbered Twelve (12), Block 'C', on the South by an alley; and on the West by Lot numbered Ten (10), Block 'C'."

TO HAVE AND TO HOLD the said bargained and described property, together with all and singular the rights, powers and appurtenances thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, her heirs, executors, administrators and assigns, FOREVER IN FEE SIMPLE and with full warranty of title.

DEED BOOK 169 . PAGE 358CUSTODY IN DEPARTMENT OF  
NATURAL RESOURCESSTATE OF GEORGIA,  
COUNTY OF CLYNN:

4800-MB-4922-92

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 12th day of January, 1993, by and between WILLIAM M. BRANNAN, whose address is Post Office Box 79, Meridian, Georgia 31319, Party of the First Part, hereinafter referred to as "Grantor", and the STATE OF GEORGIA, whose address for purposes of this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334. Party 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).

## W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Six Hundred Thousand Dollars and 00/100 (\$600,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold, granted, aliened, conveyed and confirmed, and by these presents does hereby bargain, sell, grant, alien, convey and confirm unto Grantee, the following described real property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

RECORDED  
JAN 12 PM 2:47  
1993

DEED BOOK 169 PAGE 359.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

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

Grantor

William M. Brannan (SEAL)  
William M. Brannan

Signed, sealed and delivered,  
as to Grantor, in our presence:

John A. Edwards  
Unofficial Witness

John A. Edwards  
Official Witness, Notary Public

My Commission Expires

Notary Public, Glynn County, Georgia  
My Commission Expires September 2, 1995.  
(Notary Public Seal affixed Here)

McIntosh County, Georgia

Real Estate Transfer Tax

Paid \$

Date 1-12-95John H. Goodrich  
Deputy Clerk of Superior Court

A:\state\deck.scl

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## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul D. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 506, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to-wit:

PARCEL A - 0.55 Acre located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 640.90 feet; Thence North 57 degrees 48 minutes 38 seconds East for a distance of 40.00 feet to a 5/8" rebar located on the eastern right of way of Meridian Landing Road, the POINT OF BEGINNING;

THENCE North 32 degrees 11 minutes 20 seconds West for a distance of 107.50 feet along the eastern right of way of Meridian Landing Road to a 5/8" rebar;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 163.51 feet to a 5/8" rebar located on the edge of a salt creek;

THENCE South 55 degrees 11 minutes 14 seconds East for a distance of 35.94 feet;

THENCE South 57 degrees 21 minutes 40 seconds East for a distance of 21.49 feet;

THENCE South 27 degrees 02 minutes 59 seconds East for a distance of 59.16 feet;

THENCE South 18 degrees 49 minutes 42 seconds West for a distance of 28.70 feet;

THENCE South 58 degrees 19 minutes 55 seconds West for a distance of 69.39 feet;

THENCE South 52 degrees 55 minutes 41 seconds West for a distance of 63.76 feet;

THENCE South 34 degrees 21 minutes 27 seconds West for a distance of 39.42 feet along the edge of the salt creek and continuing along Hudson Creek to 5/8" rebar;

THENCE North 32 degrees 11 minutes 34 seconds West for a distance of 42.50 feet to a 5/8" rebar located at the southern end of Meridian Landing Road right of way;

THENCE North 57 degrees 48 minutes 43 seconds East for a distance of 10.00 feet to the POINT OF THE BEGINNING.

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**PARCELS B & C** and portion of salt creek lying between said parcels containing 1.44 acres, located at Meridian Landing in G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 449.08 feet; Thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet to a point at the intersection of the western right of way of Meridian Landing Road and the center line of Sapelo Island Dock Road, the POINT OF BEGINNING;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet along the western right of way Meridian Landing Road to a point;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 80.14 feet to a concrete monument at the edge of a salt creek;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 44.45 feet to the center of said creek;

THENCE South 33 degrees 08 minutes 15 seconds East for a distance of 50.00 feet to a point;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 28.30 feet to a 5/8" rebar on the edge of said salt creek;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 95.46 feet to a point on the western right of way of Meridian Landing Road;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 23.39 feet along the right of way of Meridian Landing Road;

THENCE North 57 degrees 48 minutes 39 seconds East for a distance of 10.00 feet;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 100.00 feet;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 60.00 feet;

THENCE South 32 degrees 11 minutes 34 seconds East for a distance of 42.50 feet to a 5/8" rebar on the edge of Hudson Creek;

THENCE South 41 degrees 52 minutes 56 seconds West for a distance of 252.50 feet along the edge of Hudson Creek to the eastern edge of a salt creek;

THENCE North 72 degrees 27 minutes 26 seconds West for a distance of 72.14 feet across said salt creek to the western edge;

THENCE North 44 degrees 24 minutes 07 seconds West for a distance of 230.00 feet across the marsh to a PK nail set in Sapelo Island Dock Road;

THENCE North 53 degrees 23 minutes 53 seconds East for a distance of 268.88 feet along the center line of Sapelo Island Dock Road to the POINT OF BEGINNING.

Reference is hereby made to the aforesaid plat for the purpose of more particularly describing the location, metes and bounds of the subject property and for all other purposes allowed by law.

Rec. Jan. 12, 1993  
Boatie W. Goodrich  
DCSC

DEED BOOK 170 PAGE 35CUSTODY IN DEPARTMENT  
OF NATURAL RESOURCESJAN 19 AM 11:37  
FILED IN OFFICE  
MISSISSIPPI COUNTY, GEORGIASTATE OF GEORGIA  
COUNTY OF ELLEN

## QUITCLAIM DEED

THIS INDENTURE, made this 14<sup>th</sup> day of January, 1993, between WILLIAM M. BRANNAN AND GAIL M. BRANNAN, whose address is Post Office Box 79, Meridian, Georgia, 31319, hereinafter referred to as the "Grantors", and STATE OF GEORGIA, whose address for purposes of this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia, 30334, hereinafter referred to as the "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

## W I T N E S S E T H:

THAT the said Grantors for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, have bargained, sold and do by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the Grantors have or may have had in and to the following:

(a) All rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, appurtenances, or riparian rights belonging or in anywise appertaining to, both within and outside the boundaries of, that certain real property described in that certain General Warranty Deed from William M. Brannan to Grantee herein dated January 12, 1993, and recorded in Deed Book 169, Page 358, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, (hereinafter called "Real Property"), said Real Property being shown and depicted upon that certain plat of survey recorded in Plat Cabinet 1, Map 50 G, in the aforesaid Clerk's Office (hereinafter called the "Plat"); and

McIntosh County, Georgia

Real Estate Department

Paid \$ 1.00Date Jan 19 1993

Deputy Clerk of Superior Court

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(b) All rights, titles and interests of Grantors in and to any structures, improvements, streets, alleys or easements located upon or adjacent to the Real Property, including expressly but without limitation the docks, buildings, roads, drives and other improvements shown on the Plat.

GRANTEE, by its acceptance of this deed shall not be deemed to have assumed any obligations of Grantors to third parties or to the public with respect to the rights, title and interests hereinabove conveyed, and Grantors shall release, hold harmless and indemnify Grantee from all loss and liability respecting any obligation of Grantors, including but without limitation any obligation of Grantors to McIntosh County by virtue of that certain instrument recorded in McIntosh County in Deed Book 169, page 350, in the aforesaid public records.

TO HAVE AND TO HOLD the said described property unto the Grantee so that the Grantors shall not at any time claim or demand any right, title or interest to the aforesaid described property or its appurtenances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered  
on this 14 day of January,  
1993, in the presence of:

*[Signature]*  
Notary Public  
Commission Expires: \_\_\_\_\_  
(NOTARIAL SEAL)

*[Signature]* (SEAL)  
William M. Brannan

*[Signature]* (SEAL)  
Gail E. Brannan

Notary Public, McIntosh County, Georgia  
My Comm. Expires September 2, 1995.

Rec. Jan. 19, 1993  
Dania S. Rogers, OSC

DEED BOOK 173 PAGE 308 3:16 p.m.STATE OF GEORGIA  
COUNTY OF GLYNNCUSTODY IN DEPARTMENT OF  
NATURAL RESOURCES

4800-MB-6-5139-93

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 23rd day of April, 1993, by and between ROBERT E. GIBSON AND HELEN D. GIBSON, whose address is Post Office Box 46, Sapelo Dock Road, Meridian, Georgia, 31319, Parties of the First Part, hereinafter referred to as "Grantors" and STATE OF GEORGIA, whose address for purposes of this Deed is Department of Natural Resources, Suite 146, 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334, Party of the Second Part, hereinafter referred to as "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context permits or requires).

## W I T N E S S E T H:

THAT GRANTORS, for and in consideration of the sum of One Hundred Thousand Dollars and 00/100 (\$100,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have bargained, sold, granted, aliened, conveyed and confirmed, and by these presents do bargain, sell, grant, alien, convey and confirm unto the said Grantee, the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

McIntosh County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1.00  
Date 4/23/93  
Donna C. Bugar  
Deputy Clerk of Superior Court

RECORDED IN OFFICE  
93 APR 23 PM 3:16



DEED BOOK 173 PAGE 309

TO HAVE AND TO HOLD the tract or parcel of land, 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 PER SIMPLE.

AND THE GRANTORS 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 Grantors have signed, sealed and delivered these presents, acting by and through its duly authorized officers, on the day and year first above written.

Signed, sealed and delivered  
on the 23rd day of April,  
1993, in the presence of:

Dan Snow  
Unofficial Witness  
Samuel McCall  
Notary Public  
[NOTARY SEAL]  
My Commission Expires: \_\_\_\_\_

Robert E. Gibson (SEAL)  
Robert E. Gibson  
Helen D. Gibson (SEAL)  
Helen D. Gibson

DEED BOOK 173 PAGE 310

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul W. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 50G, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to wit:

PARCEL D - 0.16 Acres located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

Commencing at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; thence South 32 degrees 11 minutes 21 seconds East a distance of 449.08 feet to a PK nail at the intersection of Meridian Landing Road and Sapelo Island Dock Road; thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet; thence South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet; thence North 52 degrees 34 minutes 34 seconds East for a distance of 12.91 feet to a concrete monument THE POINT OF BEGINNING:

THENCE South 33 degrees 08 minutes 14 seconds East for a distance of 50.00 feet to a 5/8" rebar;

THENCE South 52 degrees 34 minutes 26 seconds West for a distance of 137.50 feet to a point of a salt creek;

THENCE North 33 degrees 08 minutes, 15 seconds West for a distance of 50.00 feet along the run of the salt creek to a point;

THENCE North 52 degrees 34 minutes 34 seconds East for a distance of 137.50 feet to the POINT OF BEGINNING.

Rec. April 23, 1993  
Sonia S. Burgess, CLS

AMENDMENT TO Filed and Recorded Office Secretary of State  
 APR 8 1970  
 The ..... day of  
 QUITCLAIM DEED Our Microfilm Number 4132

THIS AMENDMENT, Made the 17th day of March,  
 1970, by MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten,  
 Nidwalden, Switzerland, Party of the First Part, hereinafter  
 called Grantor, and STATE OF GEORGIA, Party of the Second Part,  
 hereinafter called Grantee (the words "Grantor" and "Grantee"  
 to include their respective heirs, legal representatives,  
 successors and assigns where the context requires or permits).

WHEREAS, on June 27, 1969, Grantor did execute and  
 deliver to the State of Georgia a warranty deed, recorded in  
 Deed Book 50, page 73, Clerk's Office of the Superior Court,  
 McIntosh County, Georgia, conveying certain lots, plots and  
 tracts of land situate, lying and being in the 1312th and/or  
 the 1515th G.M. Districts of McIntosh County, Georgia, being  
 more particularly described in said warranty deed; and

WHEREAS, on June 27, 1969, Grantor did, contemporaneous-  
 ly with the execution and delivery of the above-referenced  
 warranty deed, execute and deliver to the State of Georgia a  
 quitclaim deed, recorded in Deed Book 50, page 85, Clerk's  
 Office of the Superior Court, McIntosh County, Georgia, releas-  
 ing and conveying all of Grantor's claims to various lands in  
 McIntosh County, Georgia, including that property described in  
 the warranty deed of even date therewith; and

WHEREAS, the above-referenced warranty deed excluded and  
 did not purport to convey various tracts, plots and parcels  
 of land, including that exception numbered four (4) labeled

Date 8-4-04	# of pages 25
From Hazel Linn	
Co. Real Estate	
Phone # 404-463-0912	
Fax #	

Post-it® Fax Note 7671

To Susan Shipman  
 Co./Dept. CRD  
 Phone #  
 Fax # 912-262-3443

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NORTHEAST MARSH TRACT, which consists of those certain nine hundred fifty-nine (959) acres more fully described in warranty deed from Richard J. Reynolds to the United States of America, dated June 8, 1950, and recorded in Deed Book 19, page 24, Clerk's Office of the Superior Court of McIntosh County, Georgia; and

WHEREAS, the above-referenced quitclaim deed failed to specifically exclude said property described in the above-referenced warranty deed as the NORTHEAST MARSH TRACT; and

WHEREAS, Grantor acknowledges that she had no right, title or interest in that lot, plot or parcel labeled NORTHEAST MARSH TRACT at the time of execution of the above-referenced quitclaim deed.

NOW, THEREFORE, in consideration of the above and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the above-referenced quitclaim deed is hereby amended and corrected, and from the lands therein described, in addition to the existing exceptions, the following lot, plot or parcel is excepted:

NORTHEAST MARSH TRACT: Those certain nine hundred fifty-nine (959) acres, more or less, of land located in the 1312th G.M. District of McIntosh County, Georgia, and in the Northeast portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, as recorded in deed book 19, page 24 of the records in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

FURTHER, it is agreed that the above-referenced quitclaim deed is in full force and effect and operates to fully grant, bargain, sell, remise, release, convey and forever quitclaim unto the Grantee the property described therein, limited only by the exception set out above and those previously set up in

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the document.

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

*Mrs. Annemarie S. Reynolds* L.S.  
MRS. ANNEMARIE S. REYNOLDS

Signed, sealed and  
delivered in the  
presence of: (as to  
Mrs. Annemarie S.  
Reynolds).

*M. Q. F.*  
Unofficial Witness

*George R. Imminger*  
Official Witness  
GEORGE R. IMMINGER  
Consul General of the United States of America

SWISS CONFEDERATION  
CANTON AND CITY OF ZÜRICH  
CONSULATE GENERAL OF THE  
UNITED STATES OF AMERICA

I, George R. Imminger, Consul General  
of the United States of America at Zürich, Switzer-  
land, duly commissioned and qualified, do hereby  
certify that on this

17th day of March, 1970  
before me personally appeared  
Mrs. Annemarie S. REYNOLDS,

to me personally known, and known to me to be the  
individual described in, whose name is  
subscribed to, and who executed the foregoing  
instrument, and being informed by me of the contents  
of said instrument, she duly acknowledged to  
me that she executed the same freely and  
voluntarily for the uses and purposes therein  
mentioned.

IN WITNESS WHEREOF I have hereunto set my  
hand and official seal the day and year last above  
written.

*George R. Imminger*  
GEORGE R. IMMINGER  
Consul General of the United States of America

Marlene Arnold  
Seyd

804:22

GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

STATE OF GEORGIA,  
COUNTY OF FULTON:

Filed and Recorded Office Secretary of State  
The ..... day of OCT 3, 1969.....  
Our Microfilm Number ....4211.....

WARRANTY DEED

THIS INDENTURE, Made the 27th day of June, in the year one thousand nine hundred sixty-nine, between MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten, Nidwalden, Switzerland, as party of the first part, hereinafter called Grantor, and STATE OF GEORGIA as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Eight Hundred And Thirty-Five Thousand (\$835,000.00) DOLLARS, and the making of a gift (consisting of a portion of the hereinafter described properties), in hand paid at and before the executing, sealing and delivery of these presents, the receipt, sufficiency, and adequacy 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, its successors and assigns, the following described parcels of land, to-wit:

PARCEL I

All of those certain lots, plots and tracts of land situate, lying and being in the 1312th and/or the 1515th G. M. Districts of McIntosh County, Georgia, and containing sixteen thousand (16,000) acres, more or less, of

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highland, lowland, beachland, high tidal marshland, low tidal marshland and waters and being well known as Cabretta Island, Greater Sapelo Island and Little Sapelo Island, together with all the high tidal marshes, low tidal marshes, coastal beaches, hammocks, bluffs, fields, patches, bottoms, bays and waters appurtenant, adjoining and adjacent to each. The above-described lots, plots and tracts of land being more particularly shown on a certain U. S. Coast and Geodetic Survey, the same being map or chart number 574 entitled "Sapelo and Doboy Sounds," published in November, 1938, at Washington, D. C. The boundaries of the above-described lots, plots and tracts of land and appurtenances are as follows: On the North by the low water mark of Sapelo Sound; On the Northeast and East by the center line of Blackbeard River (Creek); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the low water mark of a portion of Old Teakettle Creek and the low water mark of New Teakettle Creek; On the Northwest by the low water mark of Mud River.

EXCEPTING, however, and not being hereby conveyed, are the following portions of the above-described lots, plots and tracts of land:

1. SOUTHWEST TRACT: Those certain twenty-two hundred and fifty (2250) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the South-

Secretary of State  
Deed

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west portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated December 9, 1959, and recorded in Deed Book 33, Pages 606 and 610 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

2. TRACT B: Those certain fifteen hundred and fifty (1550) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the Southeast portion of Greater Sapelo Island and being more particularly shown as the area labeled and colored blue on the 1940 SAPELOE ISLAND, GEORGIA, timber survey made by R. N. White, Jr., and George R. Marsh. A copy of the said survey is attached hereto, incorporated in and by reference made a part of this conveyance.

The present boundaries of the said Tract B are as follows: On the North by Hog Hammock Subdivision; a creek which separates this Tract B from lands hereinafter excepted as Exception Number 5 of this Parcel I; and by the center line of Big Hole (being the inlet lying and being between Cabretta Island and Nanny Goat Beach); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the Southwest

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Tract (Lands of the Sapelo Island Research Foundation, Inc. -- See Exception Number 1 of this Parcel I).

3. MANSION HOUSE: That certain acre of improved property, located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly end of Greater Sapelo Island, on which is located the South End House (Mansion House). All of the said property being located within the terrace walls surrounding the said Mansion House and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated August 9, 1961, recorded August 22, 1961, and recorded in Deed Book 36, Pages 353-354 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Also, the said property is more fully shown and described on a certain plat of survey recorded in Plat Book 2, Page 10 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and plat of survey is hereby made for a more particular and definite legal description.
4. NORTHEAST MARSH TRACT: Those certain nine hundred and fifty-nine (959) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the northeast portion of Greater Sapelo Island and being the same property

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conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, and recorded in Deed Book 19, Page 24 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

5. HOG HAMMOCK SUBDIVISION: All that certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and known as Hog Hammock Subdivision. Hog Hammock Subdivision contains four hundred thirty-four (434) acres, more or less, of land and is located in the middle of the southeasterly portion of Greater Sapelo Island.
6. RACCOON BLUFF SUBDIVISION: All of those certain lots, plots or tracts of land, located in the 1312th G. M. District of McIntosh County, Georgia, and in Raccoon Bluff Subdivision. Raccoon Bluff Subdivision contains six hundred ninety-eight (698) acres, more or less, of land and is located in the northeasterly portion of Greater Sapelo Island. Raccoon Bluff Subdivision contains twenty (20) lots of land. Each lot contains thirty-three and one-fourth (33 1/4) acres of land, more or less, with the exception of one (1) lot which contains sixty-six and one-half (66 1/2) acres of land, more or less. The boundaries of the said Raccoon Bluff Subdivision are as follows: On the North by an Old Canal bank;

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On the East in part by Blackbeard River (Creek) and in part by marshlands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the South by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the West by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I.

7. UNDIVIDED ONE-HALF INTEREST OF MARIANNE O'B.

REYNOLDS IN LIGHTHOUSE TRACT: The undivided one-half (1/2) interest of Marianne O'B. Reynolds in the land that was conveyed by the United States of America by and through the Assistant Secretary of the Interior to Richard J. Reynolds and Marianne O'B. Reynolds by deed dated November 8, 1950, and recorded in Deed Book 20, Pages 129-130 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. The said land is located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly portion of Greater Sapelo Island and is more fully shown and described according to a certain map tracing, bearing the date of 1940 and designated "UNITED STATES TRACT (1a)" of record in the files of the Department of the Interior. Reference to said deed and map tracing is hereby made for a more particular and definite legal description.

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8. SAM'S SETTLEMENT TRACT A/K/A THE LUMBER LANDING TRACT: That certain tract of land, located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as "Sam's Settlement," containing sixty (60) acres of highland and three and one-half (3 1/2) acres, more or less, of marshland and being the same property conveyed by Amos Sawyer to Caesar Sams by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 470 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
9. BELLE MARSH TRACT: That certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as the lands of the Estate of Joseph Jones, deceased, containing fifty (50) acres, more or less, of highland and three (3) acres, more or less, of hard marsh land and being the same property conveyed by Amos Sawyer to Joseph Jones by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 472 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
10. The rights, privileges and interests of Board of Education of McIntosh County, Georgia, contained in that certain lease agreement from Howard E. Coffin dated March 14, 1928, and recorded in Deed Book 2, Page 359 of the records recorded

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in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for school purposes and was given for a term of twenty-five (25) years with the privilege of renewal. Reference to said deed book and page is hereby made for a more particular and definite legal description of the property leased.

11. The rights, privileges and interests of Ed Hall, his successors and assigns contained in that certain lease agreement from Sapeloe Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Page 213 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more particular and definite legal description of the property leased.
12. The rights, privileges and interests of Jim Green, his successors and assigns contained in that certain lease agreement from Sapeloe Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Pages 213-214 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more

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JOINT APPLICATION  
FOR  
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,  
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,  
REVOCABLE LICENSE AGREEMENT  
AND REQUEST FOR  
WATER QUALITY CERTIFICATION  
AS APPLICABLE

## INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. \_\_\_\_\_

2. Date \_\_\_\_\_

3. For Official Use Only \_\_\_\_\_

4. Name and address of applicant.

5. Location where the proposed activity exists or will occur.

Lat. \_\_\_\_\_ Long. \_\_\_\_\_

County	Military District	In City or Town
Near City or Town	Subdivision	Lot No.
Lot Size	Approximate Elevation of Lo	State
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

6. Name, address and title of applicant's authorized agent for permit application coordination.

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

  
Signature of Applicant

2/9/2022

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

8. Proposed use: Private \_\_\_\_\_ Public \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_ (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

10. Date activity is proposed to commence. \_\_\_\_\_

Date activity is expected to be completed. \_\_\_\_\_

11. Is any portion of the activity for which authorization is sought now complete \_\_\_Y\_\_\_N

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

Issuing Agency

Type Approval

Identification No. Date/Application

Date/Approval



13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?  
\_\_\_Yes \_\_\_NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill \_\_\_\_\_.

1. Access channel      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

2. Boat basin      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

3. Fill area      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

4. Other \_\_\_\_\_ length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions \_\_\_\_\_

-- Type of bulkhead construction (material)\_\_\_\_\_

1. Backfill required: Yes \_\_\_\_\_ No \_\_\_\_\_ Cubic yards \_\_\_\_\_

2. Where obtained \_\_\_\_\_

c. Excavated material

1. Cubic yards \_\_\_\_\_

2. Type of material \_\_\_\_\_

15. Type of construction equipment to be used \_\_\_\_\_

a. Does the area to be excavated include any wetland? Yes\_\_\_ No\_\_\_

b. Does the disposal area contain any wetland? Yes\_\_\_ No\_\_\_

c. Location of disposal area\_\_\_\_\_

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized:\_\_\_\_\_

e. Will dredged material be entrapped or encased? \_\_\_\_\_

f. Will wetlands be crossed in transporting equipment to project site?\_\_\_\_\_

g. Present rate of shoreline erosion (if known) \_\_\_\_\_

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

  
\_\_\_\_\_  
Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

#### PRIVACY ACT NOTICE

**The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.**

**SUPPORTING REMARKS:**

# Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

## LOCATION:

County McIntosh Landmarks Sapelo Island  
Municipality Sapelo Island Waterway Barn Creek

## FACILITY:

Facility Type Private Public X Commercial Other  
Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) 74 Size of Submerged Area (sq. ft.) 2,736.2

## WATERWAY INFORMATION:

open water river creek X basin  
Tidal Range (ft. MLW) 6.82 FEET Water Depth (ft. MLW) 4.0 FEET FOR BOATHOUSE AT MLW  
Channel Width (ft. MLW) 66 FEET Depth of Dredging (ft. MLW) 4.0 FEET FOR HOIST AT MLW  
Distance facility will extend into the waterway beyond MLW 32.1 FEET FOR BOATHOUSE  
40 FEET FOR HOIST

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u>boat ramp</u>	<u>X</u>	<u>hoist</u>	<u>mobile lift</u>	<u>vessel TV hookup</u>
<u>railway</u>	<u>fuel</u>	<u>propeller repair</u>	<u>electrical repair</u>	
<u>pump-out vessels</u>	<u>hull repair</u>	<u>engine repair</u>	<u>vessel electric hookup</u>	
<u>X</u> <u>boat building</u>	<u>ship's store</u>	<u>dockmaster's office</u>	<u>fire protection</u>	
<u>restrooms</u>	<u>showers</u>	<u>restaurant</u>	<u>laundromat</u>	
<u>hotel</u>	<u># of vehicle parking spaces</u>		<u># of trailer parking spaces</u>	

## DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?  
NO Will dredging be required for boat basin?  
NO Is filling proposed in tidal wetlands?  
NO Is filling proposed in open water?  
NO Will dredge disposal sites be required?  
NO Have future dredge disposal sites been identified?  
NO Have future dredge spoil sites been set aside with deeds or easements?  
NO Is shoreline stabilization proposed? If so, what type?   
NO Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

**HABITAT/WILDLIFE/CULTURAL RESOURCES:** (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

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YES Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?

If yes, what is the distance? The project is adjacent to the Sapelo Island Wildlife Management Area and the R.J. Reynolds State Wildlife Refuge

NO \*Is this habitat identified as "essential fish habitat"?

YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

\* THEY EXIST ON THE ISLAND BUT WILL NOT BE IMPACTED BY THE PROJECT

NO Do oyster or clam beds occur in or near the project site or access channels?

If yes, what is the distance?                      If yes, what is the acreage?                     

NO \*Is project site near active crabbing areas?

NO \*Is the project site in designated bait zones?

YES Is the project site in or near an area of historic, archeological, or scenic value?

If yes, explain THERE ARE MANY HISTORIC AND ARCHAEOLOGICAL RESOURCES ON SAPELO ISLAND BUT THEY WILL NOT BE IMPACTED BY THIS PROJECT

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\* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.

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REQUEST FOR JD LINE  
COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION  
BOATHOUSE AND HOIST IMPROVEMENTS  
SAPELO ISLAND, GEORGIA

The JD line was determined by a field survey. Contour elevation 5.1 feet, NAVD88, was delineated as a conversion of CMPA 5.6 feet MTL in NOAA's VDATUM transformation. This approach was approved by the Coastal Resources Division.

# DEEDS

## SAPELO ISLAND BOATHOUSE AND HOIST IMPROVEMENTS

GEORGIA, MCINTOSH COUNTY.

THIS INSTRUMENT, made and entered into this the 18 day of December, 1961, by and between JOHN JACK, of McIntosh County, Georgia, hereinafter referred to as party of the first part, and WENAY CORP., of McIntosh County, Georgia, hereinafter referred to as party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described property, to wit:

"All of that certain lot, tract or parcel of land situate, lying and being in the 271st District, G.M., McIntosh County, Georgia, in the Penn Subdivision, and being Lot Numbered (3) Three in said subdivision. Said property fronting 100 feet on a public street, extending back a uniform depth of 120 feet, and being bounded on the North by the street above said; on the East by lot of J. E. Bennings; on the South by lands of Larnal Butler; and on the West by other lands of the "

TO HAVE AND TO HOLD the within bargained and described property together with all and singular the rights, powers and emoluments thereto belonging or in any wise appertaining to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, of his estate and assigns, forever in fee simple and with full warranty of title.

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

Signed, sealed and delivered  
in the presence of:

John Jack (SEAL)

Jim L. George

Sheri Waters (POTTERY SEAL)  
POTTERY PUBLIC, McIntosh County, Georgia  
My Commission Expires May 4, 1965

(DOCUMENTARY STAMP \$5)

Recorded this 20th day of December, 1961.  
Charles Shepard Deputy Clerk

EXHIBIT, INSTRUMENT COPY

WHEREAS, certain of the Trustees of Sapelo Island Research Foundation, Inc., have expressed an interest in acquiring property on the mainland opposite the Foundation's Sapelo Island holdings for a dock, warehouse, and parking purposes, and it appearing that such property is needed for the successful operation and use of the Foundation's Sapelo Island property, and the donor herein, Richard J. Reynolds, having the ownership of such property on the mainland which is acceptable and desirable for the purposes and needs of Sapelo Island Research Foundation, Inc., the said Richard J. Reynolds desires to, and does hereby, make a gift in 1961 of such property to said Foundation; now therefore,

THIS INSTRUMENT, Made this 14th day of December, 1961, between Richard J. Reynolds, of Sapelo Island, McIntosh County, Georgia, of the first part, and Sapelo Island Research Foundation, Inc., a charitable corporation, organized and existing under the laws of the State of Georgia, with its principal office and place of business at Sapelo Island, McIntosh County, Georgia, of the second part,

WITNESSETH: That the said party of the first part, in consideration of the promise, and for and in consideration of the sum of \$1.00, and other good and valuable considerations, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all of the following described property, to-wit:

All that certain lot, tract or parcel of land situate, lying and being in the 151st Dist. District, McIntosh County, Georgia, in the Maridian Landing Tract, and being a portion of a tract of land well known as Point Trust and Hutchinson Land, containing a more or less of highland, part of land, and 10 acres of marshland, more or less, and bounded as follows: On the East and South by the land of the said party of the second part, and on the West and North by the land of the said party of the first part.

Meridian Creek, on the East and Southeast by Hudson River and on all other sides by the remaining portion of the Ball Joint Tract, being the property of Richard J. Reynolds, and being more particularly described as follows: Beginning at a point at the low water mark on

(continued on Page 1)

Page 1

Hudson River 150 feet Southwardly from a point at low water mark on said Hudson River at the corner of a dock at the end of a runway across the marsh, said dock being well known to Sapelo Island, and thence running from said point at said low water mark on Hudson River in a Northwesterly direction parallel to said runway and the extension thereof, a distance of approximately 1000 feet to an iron stake, thence running at right angles to said line in a Northwesterly direction a distance of approximately 600 feet to a small creek or canal, thence running along the meanderings of said creek to the mouth thereof at Meridian Landing Creek to its mouth at Hudson River, thence along the low water mark of Hudson River to the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, powers, 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 and assigns, forever, in fee simple.

AND THE SAID party of the first part, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the lawful claim of those claiming by, through or under him, and no others.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Richard J. Reynolds (L.S.)  
Richard J. Reynolds

L. S. Staples  
Witness

Paul J. Varner (NOTARY SEAL)  
Notary Public

Page 2

Recorded this 28th day of December, 1961.  
Notary Shepard Eugene Clark

GEORGIA, McIntosh County:

THIS INSTRUMENT, made and entered into this 2nd day of January, 1961, by and between JOHN ELLIOTT, of McIntosh County, Georgia, party of the first part; and (MISS) SUSAN M. HILL, of McIntosh County, Georgia, party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby bargain, grant, sell and convey unto said party of the second part, her heirs and assigns, all of the following described property, to-wit:

"All of that certain lot, tract or parcel of land situated, lying and being in the City of Dorien, McIntosh County, Georgia, in Inverness Subdivision and being Lot numbered Eleven (11) of Block 'B' of said Inverness Subdivision. Said property being bounded on the North by Adams Street, South by Lot numbered Twelve (12), Block 'C', on the South by an alley; and on the West by Lot numbered Ten (10), Block 'C'."

TO HAVE AND TO HOLD the said bargained and described property, together with all and singular the rights, powers and appurtenances thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, her heirs, executors, administrators and assigns, FOREVER IN FEE SIMPLE and with full warranty of title.

DEED BOOK 169 PAGE 358CUSTODY IN DEPARTMENT OF  
NATURAL RESOURCESSTATE OF GEORGIA,  
COUNTY OF CLYNN:

4800-MB-4922-92

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 12th day of January, 1993, by and between WILLIAM M. BRANNAN, whose address is Post Office Box 79, Meridian, Georgia 31319, Party of the First Part, hereinafter referred to as "Grantor", and the STATE OF GEORGIA, whose address for purposes of this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334. Party 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).

## W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Six Hundred Thousand Dollars and 00/100 (\$600,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold, granted, aliened, conveyed and confirmed, and by these presents does hereby bargain, sell, grant, alien, convey and confirm unto Grantee, the following described real property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

RECORDED  
JAN 12 PM 2:47  
CLYNN COUNTY



DEED BOOK 169 PAGE 359.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

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

Grantor

William M. Brannan (SEAL)  
William M. Brannan

Signed, sealed and delivered,  
as to Grantor, in our presence:

John A. Williams  
Unofficial Witness

John A. Williams  
Official Witness, Notary Public

My Commission Expires

Notary Public, Glynn County, Georgia  
My Commission Expires September 2, 1995.  
(Notary Public Seal affixed Here)

McIntosh County, Georgia

Real Estate Transfer Tax

Paid \$

Date

1-12-95

John H. Woodard  
Deputy Clerk of Superior Court

Attest: [unclear].ud

DEED BOOK 169 PAGE 360

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul D. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 506, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to-wit:

PARCEL A - 0.55 Acre located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 640.90 feet; Thence North 57 degrees 48 minutes 38 seconds East for a distance of 40.00 feet to a 5/8" rebar located on the eastern right of way of Meridian Landing Road, the POINT OF BEGINNING;

THENCE North 32 degrees 11 minutes 20 seconds West for a distance of 107.50 feet along the eastern right of way of Meridian Landing Road to a 5/8" rebar;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 163.51 feet to a 5/8" rebar located on the edge of a salt creek;

THENCE South 55 degrees 11 minutes 14 seconds East for a distance of 35.94 feet;

THENCE South 57 degrees 21 minutes 40 seconds East for a distance of 21.49 feet;

THENCE South 27 degrees 02 minutes 59 seconds East for a distance of 59.16 feet;

THENCE South 18 degrees 49 minutes 42 seconds West for a distance of 28.70 feet;

THENCE South 58 degrees 19 minutes 55 seconds West for a distance of 69.39 feet;

THENCE South 52 degrees 55 minutes 41 seconds West for a distance of 63.76 feet;

THENCE South 34 degrees 21 minutes 27 seconds West for a distance of 39.42 feet along the edge of the salt creek and continuing along Hudson Creek to 5/8" rebar;

THENCE North 32 degrees 11 minutes 34 seconds West for a distance of 42.50 feet to a 5/8" rebar located at the southern end of Meridian Landing Road right of way;

THENCE North 57 degrees 48 minutes 43 seconds East for a distance of 10.00 feet to the POINT OF THE BEGINNING.

DEED BOOK 169 PAGE 361

**PARCELS B & C** and portion of salt creek lying between said parcels containing 1.44 acres, located at Meridian Landing in G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 449.08 feet; Thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet to a point at the intersection of the western right of way of Meridian Landing Road and the center line of Sapelo Island Dock Road, the POINT OF BEGINNING;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet along the western right of way Meridian Landing Road to a point;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 80.14 feet to a concrete monument at the edge of a salt creek;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 44.45 feet to the center of said creek;

THENCE South 33 degrees 08 minutes 15 seconds East for a distance of 50.00 feet to a point;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 28.30 feet to a 5/8" rebar on the edge of said salt creek;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 95.46 feet to a point on the western right of way of Meridian Landing Road;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 23.39 feet along the right of way of Meridian Landing Road;

THENCE North 57 degrees 48 minutes 39 seconds East for a distance of 10.00 feet;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 100.00 feet;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 60.00 feet;

THENCE South 32 degrees 11 minutes 34 seconds East for a distance of 42.50 feet to a 5/8" rebar on the edge of Hudson Creek;

THENCE South 41 degrees 52 minutes 56 seconds West for a distance of 252.50 feet along the edge of Hudson Creek to the eastern edge of a salt creek;

THENCE North 72 degrees 27 minutes 26 seconds West for a distance of 72.14 feet across said salt creek to the western edge;

THENCE North 44 degrees 24 minutes 07 seconds West for a distance of 230.00 feet across the marsh to a PK nail set in Sapelo Island Dock Road;

THENCE North 53 degrees 23 minutes 53 seconds East for a distance of 268.88 feet along the center line of Sapelo Island Dock Road to the POINT OF BEGINNING.

Reference is hereby made to the aforesaid plat for the purpose of more particularly describing the location, metes and bounds of the subject property and for all other purposes allowed by law.

Rec. Jan. 12, 1993  
Booth W. Goodrich  
DCSC

DEED BOOK 170 PAGE 35CUSTODY IN DEPARTMENT  
OF NATURAL RESOURCESJAN 19 AM 11:37  
FILED IN OFFICE  
MUSKOGEE COUNTY, GEORGIASTATE OF GEORGIA  
COUNTY OF MONTGOMERY

## QUITCLAIM DEED

THIS INDENTURE, made this 14<sup>th</sup> day of January, 1993, between  
 WILLIAM M. BRANNAN AND GAIL M. BRANNAN, whose address is Post  
 Office Box 79, Meridian, Georgia, 31319, hereinafter referred to as  
 the "Grantors", and STATE OF GEORGIA, whose address for purposes of  
 this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia,  
 30334, hereinafter referred to as the "Grantee" (the words  
 "Grantors" and "Grantee" to include their respective heirs,  
 successors and assigns where the context requires or permits).

## W I T N E S S E T H:

THAT the said Grantors for and in consideration of the sum of  
 One Dollar (\$1.00) cash in hand paid, the receipt of which is  
 hereby acknowledged, have bargained, sold and do by these presents  
 bargain, sell, remise, release, and forever quit-claim to the said  
 Grantee all the right, title, interest, claim or demand which the  
 Grantors have or may have had in and to the following:

(a) All rights, privileges, tenements, hereditaments, or  
 rights-of-way, easements, appendages, appurtenances, or  
 riparian rights belonging or in anywise appertaining to,  
 both within and outside the boundaries of, that certain  
 real property described in that certain General Warranty  
 Deed from William M. Brannan to Grantee herein dated  
 January 12, 1993, and recorded in Deed Book 169, Page  
 358, in the Office of the Clerk of Superior Court of  
 McIntosh County, Georgia, (hereinafter called "Real  
 Property"), said Real Property being shown and depicted  
 upon that certain plat of survey recorded in Plat Cabinet  
 1, Map 50 G, in the aforesaid Clerk's Office (hereinafter  
 called the "Plat"); and

Montgomery County, Georgia

Real Estate Department

Paid \$ 1.00Date Jan 19 1993

Deputy Clerk of Superior Court

DEED BOOK 170 PAGE 36

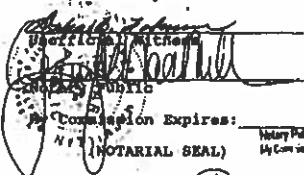
(b) All rights, titles and interests of Grantors in and to any structures, improvements, streets, alleys or easements located upon or adjacent to the Real Property, including expressly but without limitation the docks, buildings, roads, drives and other improvements shown on the Plat.

GRANTEE, by its acceptance of this deed shall not be deemed to have assumed any obligations of Grantors to third parties or to the public with respect to the rights, title and interests hereinabove conveyed, and Grantors shall release, hold harmless and indemnify Grantee from all loss and liability respecting any obligation of Grantors, including but without limitation any obligation of Grantors to McIntosh County by virtue of that certain instrument recorded in McIntosh County in Deed Book 169, page 350, in the aforesaid public records.


TO HAVE AND TO HOLD the said described property unto the Grantee so that the Grantors shall not at any time claim or demand any right, title or interest to the aforesaid described property or its appurtenances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered  
on this 14 day of January,  
1993, in the presence of:

  
Official Seal  
Notary Public  
Commission Expires: \_\_\_\_\_  
(NOTARIAL SEAL)

 (SEAL)  
William M. Brannan

 (SEAL)  
Gail E. Brannan

Notary Public, McIntosh County, Georgia  
My Comm. Expires September 2, 1995.

Rec. Jan. 19, 1993  
Dania S. Buzgers, OSC

DEED BOOK 173 PAGE 308 3:16 p.m.STATE OF GEORGIA  
COUNTY OF GLYNNCUSTODY IN DEPARTMENT OF  
NATURAL RESOURCES

4800-MB-6-5139-93

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 23rd day of April, 1993, by and between ROBERT E. GIBSON AND HELEN D. GIBSON, whose address is Post Office Box 46, Sapelo Dock Road, Meridian, Georgia, 31319, Parties of the First Part, hereinafter referred to as "Grantors" and STATE OF GEORGIA, whose address for purposes of this Deed is Department of Natural Resources, Suite 146, 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334, Party of the Second Part, hereinafter referred to as "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context permits or requires).

## W I T N E S S E T H:

THAT GRANTORS, for and in consideration of the sum of One Hundred Thousand Dollars and 00/100 (\$100,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have bargained, sold, granted, aliened, conveyed and confirmed, and by these presents do bargain, sell, grant, alien, convey and confirm unto the said Grantee, the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

McIntosh County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1.00  
Date 4/23/93  
Donna C. Bugar  
Deputy Clerk of Superior Court

RECORDED IN OFFICE  
93 APR 23 PM 3:16

DEED BOOK 173 PAGE 309

TO HAVE AND TO HOLD the tract or parcel of land, 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 PER SIMPLE.

AND THE GRANTORS 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 Grantors have signed, sealed and delivered these presents, acting by and through its duly authorized officers, on the day and year first above written.

Signed, sealed and delivered  
on the 23rd day of April,  
1993, in the presence of:

Dan Snow  
Unofficial Witness  
Samuel McCall  
Notary Public  
[NOTARY SEAL]  
My Commission Expires: \_\_\_\_\_

Robert E. Gibson (SEAL)  
Robert E. Gibson  
Helen D. Gibson (SEAL)  
Helen D. Gibson

DEED BOOK 173 PAGE 310

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul W. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 50G, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to wit:

PARCEL D - 0.16 Acres located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

Commencing at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; thence South 32 degrees 11 minutes 21 seconds East a distance of 449.08 feet to a PK nail at the intersection of Meridian Landing Road and Sapelo Island Dock Road; thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet; thence South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet; thence North 52 degrees 34 minutes 34 seconds East for a distance of 12.91 feet to a concrete monument THE POINT OF BEGINNING:

THENCE South 33 degrees 08 minutes 14 seconds East for a distance of 50.00 feet to a 5/8" rebar;

THENCE South 52 degrees 34 minutes 26 seconds West for a distance of 137.50 feet to a point of a salt creek;

THENCE North 33 degrees 08 minutes, 15 seconds West for a distance of 50.00 feet along the run of the salt creek to a point;

THENCE North 52 degrees 34 minutes 34 seconds East for a distance of 137.50 feet to the POINT OF BEGINNING.

Rec. April 23, 1993  
Sonia S. Burgess, CLS



AMENDMENT TO Filed and Recorded Office Secretary of State  
 APR 8 1970  
 The ..... day of  
 QUITCLAIM DEED Our Microfilm Number 4132

THIS AMENDMENT, Made the 17th day of March,  
 1970, by MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten,  
 Nidwalden, Switzerland, Party of the First Part, hereinafter  
 called Grantor, and STATE OF GEORGIA, Party of the Second Part,  
 hereinafter called Grantee (the words "Grantor" and "Grantee"  
 to include their respective heirs, legal representatives,  
 successors and assigns where the context requires or permits).

WHEREAS, on June 27, 1969, Grantor did execute and  
 deliver to the State of Georgia a warranty deed, recorded in  
 Deed Book 50, page 73, Clerk's Office of the Superior Court,  
 McIntosh County, Georgia, conveying certain lots, plots and  
 tracts of land situate, lying and being in the 1312th and/or  
 the 1515th G.M. Districts of McIntosh County, Georgia, being  
 more particularly described in said warranty deed; and

WHEREAS, on June 27, 1969, Grantor did, contemporaneous-  
 ly with the execution and delivery of the above-referenced  
 warranty deed, execute and deliver to the State of Georgia a  
 quitclaim deed, recorded in Deed Book 50, page 85, Clerk's  
 Office of the Superior Court, McIntosh County, Georgia, releas-  
 ing and conveying all of Grantor's claims to various lands in  
 McIntosh County, Georgia, including that property described in  
 the warranty deed of even date therewith; and

WHEREAS, the above-referenced warranty deed excluded and  
 did not purport to convey various tracts, plots and parcels  
 of land, including that exception numbered four (4) labeled

Date	8-4-04	# of pages	25
From	Hazel Linn		
Co.	Real Estate		
Phone #	404-463-0912		
Fax #			

Post-it® Fax Note 7671

To Susan Shipman  
 Co./Dept. CRD  
 Phone #  
 Fax # 912-262-3443

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NORTHEAST MARSH TRACT, which consists of those certain nine hundred fifty-nine (959) acres more fully described in warranty deed from Richard J. Reynolds to the United States of America, dated June 8, 1950, and recorded in Deed Book 19, page 24, Clerk's Office of the Superior Court of McIntosh County, Georgia; and

WHEREAS, the above-referenced quitclaim deed failed to specifically exclude said property described in the above-referenced warranty deed as the NORTHEAST MARSH TRACT; and

WHEREAS, Grantor acknowledges that she had no right, title or interest in that lot, plot or parcel labeled NORTHEAST MARSH TRACT at the time of execution of the above-referenced quitclaim deed.

NOW, THEREFORE, in consideration of the above and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the above-referenced quitclaim deed is hereby amended and corrected, and from the lands therein described, in addition to the existing exceptions, the following lot, plot or parcel is excepted:

NORTHEAST MARSH TRACT: Those certain nine hundred fifty-nine (959) acres, more or less, of land located in the 1312th G.M. District of McIntosh County, Georgia, and in the Northeast portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, as recorded in deed book 19, page 24 of the records in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

FURTHER, it is agreed that the above-referenced quitclaim deed is in full force and effect and operates to fully grant, bargain, sell, remise, release, convey and forever quitclaim unto the Grantee the property described therein, limited only by the exception set out above and those previously set up in

the document.

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

*Mrs. Annemarie S. Reynolds* L.S.  
MRS. ANNEMARIE S. REYNOLDS

Signed, sealed and  
delivered in the  
presence of: (as to  
Mrs. Annemarie S.  
Reynolds).

*M. Q. F.*  
Unofficial Witness

*George R. Imminger*  
Official Witness  
GEORGE R. IMMINGER  
Consul General of the United States of America

SWISS CONFEDERATION  
CANTON AND CITY OF ZÜRICH  
CONSULATE GENERAL OF THE  
UNITED STATES OF AMERICA

I, George R. Imminger, Consul General  
of the United States of America at Zürich, Switzer-  
land, duly commissioned and qualified, do hereby  
certify that on this

17th day of March, 1970  
before me personally appeared  
Mrs. Annemarie S. REYNOLDS,

to me personally known, and known to me to be the  
individual described in, whose name is  
subscribed to, and who executed the foregoing  
instrument, and being informed by me of the contents  
of said instrument, she duly acknowledged to  
me that she executed the same freely and  
voluntarily for the uses and purposes therein  
mentioned.

IN WITNESS WHEREOF I have hereunto set my  
hand and official seal the day and year last above  
written.

*George R. Imminger*  
GEORGE R. IMMINGER  
Consul General of the United States of America

Marlene Arnold  
Seyd

804:22

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Marsh & Shore Mgt. Program

STATE OF GEORGIA,  
COUNTY OF FULTON:

Filed and Recorded Office Secretary of State  
The ..... day of OCT 3, 1969.....  
Our Microfilm Number ....4211.....

WARRANTY DEED

THIS INDENTURE, Made the 27th day of June, in the year one thousand nine hundred sixty-nine, between MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten, Nidwalden, Switzerland, as party of the first part, hereinafter called Grantor, and STATE OF GEORGIA as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Eight Hundred And Thirty-Five Thousand (\$835,000.00) DOLLARS, and the making of a gift (consisting of a portion of the hereinafter described properties), in hand paid at and before the executing, sealing and delivery of these presents, the receipt, sufficiency, and adequacy 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, its successors and assigns, the following described parcels of land, to-wit:

PARCEL I

All of those certain lots, plots and tracts of land situate, lying and being in the 1312th and/or the 1515th G. M. Districts of McIntosh County, Georgia, and containing sixteen thousand (16,000) acres, more or less, of

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highland, lowland, beachland, high tidal marshland, low tidal marshland and waters and being well known as Cabretta Island, Greater Sapelo Island and Little Sapelo Island, together with all the high tidal marshes, low tidal marshes, coastal beaches, hammocks, bluffs, fields, patches, bottoms, bays and waters appurtenant, adjoining and adjacent to each. The above-described lots, plots and tracts of land being more particularly shown on a certain U. S. Coast and Geodetic Survey, the same being map or chart number 574 entitled "Sapelo and Doboy Sounds," published in November, 1938, at Washington, D. C. The boundaries of the above-described lots, plots and tracts of land and appurtenances are as follows: On the North by the low water mark of Sapelo Sound; On the Northeast and East by the center line of Blackbeard River (Creek); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the low water mark of a portion of Old Teakettle Creek and the low water mark of New Teakettle Creek; On the Northwest by the low water mark of Mud River.

EXCEPTING, however, and not being hereby conveyed, are the following portions of the above-described lots, plots and tracts of land:

1. SOUTHWEST TRACT: Those certain twenty-two hundred and fifty (2250) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the South-

Secretary of State  
Deed

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west portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated December 9, 1959, and recorded in Deed Book 33, Pages 606 and 610 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

2. TRACT B: Those certain fifteen hundred and fifty (1550) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the Southeast portion of Greater Sapelo Island and being more particularly shown as the area labeled and colored blue on the 1940 SAPELOE ISLAND, GEORGIA, timber survey made by R. N. White, Jr., and George R. Marsh. A copy of the said survey is attached hereto, incorporated in and by reference made a part of this conveyance.

The present boundaries of the said Tract B are as follows: On the North by Hog Hammock Subdivision; a creek which separates this Tract B from lands hereinafter excepted as Exception Number 5 of this Parcel I; and by the center line of Big Hole (being the inlet lying and being between Cabretta Island and Nanny Goat Beach); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the Southwest

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Tract (Lands of the Sapelo Island Research Foundation, Inc. -- See Exception Number 1 of this Parcel I).

3. MANSION HOUSE: That certain acre of improved property, located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly end of Greater Sapelo Island, on which is located the South End House (Mansion House). All of the said property being located within the terrace walls surrounding the said Mansion House and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated August 9, 1961, recorded August 22, 1961, and recorded in Deed Book 36, Pages 353-354 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Also, the said property is more fully shown and described on a certain plat of survey recorded in Plat Book 2, Page 10 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and plat of survey is hereby made for a more particular and definite legal description.
4. NORTHEAST MARSH TRACT: Those certain nine hundred and fifty-nine (959) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the northeast portion of Greater Sapelo Island and being the same property

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conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, and recorded in Deed Book 19, Page 24 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

5. HOG HAMMOCK SUBDIVISION: All that certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and known as Hog Hammock Subdivision. Hog Hammock Subdivision contains four hundred thirty-four (434) acres, more or less, of land and is located in the middle of the southeasterly portion of Greater Sapelo Island.
6. RACCOON BLUFF SUBDIVISION: All of those certain lots, plots or tracts of land, located in the 1312th G. M. District of McIntosh County, Georgia, and in Raccoon Bluff Subdivision. Raccoon Bluff Subdivision contains six hundred ninety-eight (698) acres, more or less, of land and is located in the northeasterly portion of Greater Sapelo Island. Raccoon Bluff Subdivision contains twenty (20) lots of land. Each lot contains thirty-three and one-fourth (33 1/4) acres of land, more or less, with the exception of one (1) lot which contains sixty-six and one-half (66 1/2) acres of land, more or less. The boundaries of the said Raccoon Bluff Subdivision are as follows: On the North by an Old Canal bank;

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On the East in part by Blackbeard River (Creek) and in part by marshlands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the South by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the West by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I.

7. UNDIVIDED ONE-HALF INTEREST OF MARIANNE O'B.

REYNOLDS IN LIGHTHOUSE TRACT: The undivided one-half (1/2) interest of Marianne O'B. Reynolds in the land that was conveyed by the United States of America by and through the Assistant Secretary of the Interior to Richard J. Reynolds and Marianne O'B. Reynolds by deed dated November 8, 1950, and recorded in Deed Book 20, Pages 129-130 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. The said land is located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly portion of Greater Sapelo Island and is more fully shown and described according to a certain map tracing, bearing the date of 1940 and designated "UNITED STATES TRACT (1a)" of record in the files of the Department of the Interior. Reference to said deed and map tracing is hereby made for a more particular and definite legal description.

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8. SAM'S SETTLEMENT TRACT A/K/A THE LUMBER LANDING TRACT: That certain tract of land, located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as "Sam's Settlement," containing sixty (60) acres of highland and three and one-half (3 1/2) acres, more or less, of marshland and being the same property conveyed by Amos Sawyer to Caesar Sams by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 470 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
9. BELLE MARSH TRACT: That certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as the lands of the Estate of Joseph Jones, deceased, containing fifty (50) acres, more or less, of highland and three (3) acres, more or less, of hard marsh land and being the same property conveyed by Amos Sawyer to Joseph Jones by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 472 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
10. The rights, privileges and interests of Board of Education of McIntosh County, Georgia, contained in that certain lease agreement from Howard E. Coffin dated March 14, 1928, and recorded in Deed Book 2, Page 359 of the records recorded

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in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for school purposes and was given for a term of twenty-five (25) years with the privilege of renewal. Reference to said deed book and page is hereby made for a more particular and definite legal description of the property leased.

11. The rights, privileges and interests of Ed Hall, his successors and assigns contained in that certain lease agreement from Sapelo Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Page 213 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more particular and definite legal description of the property leased.
12. The rights, privileges and interests of Jim Green, his successors and assigns contained in that certain lease agreement from Sapelo Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Pages 213-214 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more

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particular and definite legal description of  
the property leased.

PARCEL II

All of those certain five (5) lots, plots or tracts of  
land located near Meridian Dock or Landing and in the  
1515th and/or the 1312th G. M. Districts of McIntosh  
County, Georgia, and being the same property conveyed  
by Sapeloe Plantations, Inc., to Richard J. Reynolds  
by deed dated October 1, 1949, recorded November 15,  
1949, and recorded in Deed Book 18, Page 135 of the  
records recorded in the Clerk's Office of the Superior  
Court of McIntosh County, Georgia. Reference to said  
deed and record is hereby made for a more particular  
and definite legal description.

The five (5) lots, plots or tracts of land being  
more particularly identified as follows, to wit:

1. Six (6) acres, more or less, and being bounded  
as follows: On the West by lands now or  
formerly owned by Benjamin Edwards; On the  
North, East, and South by lands now or for-  
merly owned by John Hutcherson; and
2. Twenty (20) acres, more or less, and being  
bounded as follows: On the North by lands  
now or formerly owned by Lena Hutcherson;  
On the East by the Hudson River; On the South  
by lands now or formerly owned by Simon Robinson;  
On the West by a dam or bank; and
3. Thirty-six (36) acres, more or less, and being  
bounded as follows: On the North by a road or

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particular and definite legal description of  
the property leased.

PARCEL II

All of those certain five (5) lots, plots or tracts of  
land located near Meridian Dock or Landing and in the  
1515th and/or the 1312th G. M. Districts of McIntosh  
County, Georgia, and being the same property conveyed  
by Sapeloe Plantations, Inc., to Richard J. Reynolds  
by deed dated October 1, 1949, recorded November 15,  
1949, and recorded in Deed Book 18, Page 135 of the  
records recorded in the Clerk's Office of the Superior  
Court of McIntosh County, Georgia. Reference to said  
deed and record is hereby made for a more particular  
and definite legal description.

The five (5) lots, plots or tracts of land being  
more particularly identified as follows, to wit:

1. Six (6) acres, more or less, and being bounded  
as follows: On the West by lands now or  
formerly owned by Benjamin Edwards; On the  
North, East, and South by lands now or for-  
merly owned by John Hutcherson; and
2. Twenty (20) acres, more or less, and being  
bounded as follows: On the North by lands  
now or formerly owned by Lena Hutcherson;  
On the East by the Hudson River; On the South  
by lands now or formerly owned by Simon Robinson;  
On the West by a dam or bank; and
3. Thirty-six (36) acres, more or less, and being  
bounded as follows: On the North by a road or

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avenue and also by the lands now or formerly owned by Monday Robinson; On the East by the Hudson River; On the South by lands now or formerly owned by Peggie Payne; On the West by Cowhorn Road; and

4. Forty (40) acres, more or less, and being bounded as follows: On the North by a canal or creek; On the East by the Hudson River; On the South by lands now or formerly owned by Monday Robinson; On the West by lands now or formerly owned by B. J. Edmonds and Henry Beagle, being known as Belle Point. EXCEPTING, HOWEVER, and not being hereby conveyed is the Northeast portion of said forty (40) acres, containing sixteen (16) acres more or less, and being the same property that was conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated December 14, 1961, and recorded in Deed Book 37, Page 13, of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description of the sixteen (16) acres excepted therefrom; and
5. Sixty (60) acres, more or less, consisting of:
  - A. A small marsh island located directly across the creek from Meridian Public Dock; and

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B. The greater portion of a small marsh island located northward of the island aforementioned in A. above and northeast of the said Meridian Public Dock.

The said two (2) islands being separated one from the other by a small unnamed creek.

Said two (2) islands being bounded as follows: On the North by the Western branch or fork of Hudson Creek, and marshland of Kittles, from which marshland of Kittles it is separated by a line extending from a stake in Hammock Creek to a stake a quarter of a mile away in a North-westerly direction; On the East by Hammock Creek; On the South by Hudson Creek, and its Western fork or branch.

PARCEL IV

All of that certain lot, plot or tract of improved property, located in the 1312th G. M. District of McIntosh County, Georgia, near the Riverside Dock on the Western side of Greater Sapelo Island, containing one-half (1/2) of One (1) acre, more or less, and being a portion of a tract of land well known as the Riverside Tract and being more particularly described as follows: Beginning at an iron pin which is located approximately 507 feet in a general northeasterly direction from the said Riverside Dock, and thence running from said iron pin in a general northeasterly direction along a road for a distance of 100 feet to a stake; thence running in a general northwesterly direction for 105 feet to a stake; thence running in a general southwesterly direc-

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tion for 100 feet to a stake; thence running in a general southeasterly direction for 105 feet to the point of beginning. A copy of the December 3, 1963, plat of survey of the said property is attached to and made a part of a certain deed from Richard J. Reynolds to Sapelo Island Research Foundation, Inc., recorded in Deed Book 40, Page 91, of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and plat of survey is hereby made for a more particular and definite legal description.

Also, all buildings, structures, plants, trees, shrubbery and all other improvements attached to, lying on, erected on and appurtenant to the said parcels of land. TO HAVE AND TO HOLD the said parcels of land, 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 Grantee, its successors and assigns 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, its successors and assigns against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of: (As to Mrs. Annemarie S. Reynolds).

Annemarie S. Reynolds s.  
MRS. ANNEMARIE S. REYNOLDS

Unofficial Witness

Notary Public

My Commission expires

(SEAL)

McIntosh County, Georgia  
Real Estate Transfer Tax  
Paid \$ 235.00  
Date 7-9-69  
Marlene Shepard  
Deputy

Notary Public, Georgia, State at Large  
My Commission Expires Aug. 22, 1970

Secretary of State  
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Georgia, McIntosh County,  
 Clerk's Office, Supreme Court

I hereby certify that the within  
 instrument was filed for record at 10:10  
 A.M. this 9 day of July  
 1969 and recorded in book 52  
 folio 73 this 9 day of July  
 1969

Marlene M. Mendenhall  
 Deputy Clerk

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STATE OF GEORGIA,  
COUNTY OF FULTON:

Filed and Recorded Office Secretary of State  
The ..... day ~~OCT.~~ 3.....1969.....  
Our Microfilm Number .....4,011.....

QUITCLAIM DEED

THIS INDENTURE, made the ~~27th~~ day of June, in the year of our Lord One Thousand Nine Hundred Sixty-Nine, between MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten, Midwalden, Switzerland, as party of the first part, hereinafter called Grantor, and STATE OF GEORGIA, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable considerations in hand paid at and before the executing, sealing and delivery of these presents, the receipt, sufficiency and adequacy whereof is hereby acknowledged, has granted, bargained, sold, removed, released and conveyed and does by these presents grant, bargain, sell, remise, release, convey and forever QUITCLAIM unto the Grantee, its successors and assigns all of the right, title, interest, claim or demand which the Grantor has or may have in and to the following described property, to wit:

PARCEL III

All of those certain Unnamed Islands, including high tidal marshland, low tidal marshland, together with all the high tidal marshes, low tidal marshes, hammocks, bluffs, patches, bottoms, bays and waters appurtenant, adjoining, and adjacent to each, located immediately west of Little Sapelo Island and in the 1312th G. M. District of McIntosh County, Georgia. The said Unnamed Islands lie adjacent to and are separated one from the other by tide water creeks, and are bounded as follows: On the North by the low water mark of

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Mud River; On the East by the low water mark of New Teakettle Creek and the Southerly portion of Old Teakettle Creek; On the South by the low water mark of Doboy Sound; On the West by the low water mark of an unnamed salt water creek and the low water mark of Old Teakettle Creek. The said property is the same property that was conveyed by Alfred W. Jones to Sapeloe Plantations, Inc., by deed dated April 17, 1934, and recorded in Deed Book 6, Page 51 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.

PARCEL V

All of those certain lots, plots and tracts of land situate, lying and being in the 1312th and/or the 1515th G. M. Districts of McIntosh County, Georgia, and containing sixteen thousand (16,000) acres, more or less, of highland, lowland, beachland, high tidal marshland, low tidal marshland and waters and being well known as Cabretta Island, Greater Sapelo Island and Little Sapelo Island, together with all the high tidal marshes, low tidal marshes, coastal beaches, hammocks, bluffs, fields, patches, bottoms, bays and waters appurtenant, adjoining and adjacent to each. The above-described lots, plots and tracts of land being more particularly shown on a certain U. S. Coast and Geodetic Survey, the same being map or chart number 574 entitled "Sapelo and Doboy Sounds," published in November, 1938, at Washington, D. C. The boundaries of the above-described lots, plots and tracts of land and appurtenances are as follows: On the North by the low water mark of Sapelo Sound; On the Northeast and East by the center line of Blackbeard River (Creek); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the low water mark of a portion of Old Teakettle Creek

and the low water mark of New Teakettle Creek; On the North-west by the low water mark of Mud River.

EXCEPTING, however, and not being hereby conveyed in the above-described parcel of property is the following combined tracts of land, to wit:

1. All of those certain lots, plots and tracts of land situate, lying and being in the 1312th G. M. District of McIntosh County, Georgia, and containing Four Thousand Two Hundred Thirty-Four (4,234) acres, more or less, of highland, lowland, beachland, high tidal marshland, low tidal marshland and waters. The said lots, plots and tracts of land being located in the southerly, southeasterly and southwesterly portions of Greater Sapelo Island and being more particularly shown as the areas labeled and colored red, blue and yellow on the 1940 SAPELOE ISLAND, GEORGIA, timber survey made by R. N. White, Jr., and George R. Marsh. A copy of said survey is attached hereto, incorporated in and by reference made a part of this conveyance.

The said lots, plots and tracts of land being further identified as the Southwest Tract, Tract B and Hog Hammock Subdivision (See Exceptions Numbers 1, 2 and 5 of Parcel 1 which is described in a certain Warranty Deed of even date between the same parties hereto).

The said lots, plots and tracts of land being more particularly described as follows: Beginning at the confluence of Duplin River and Barn Creek and running thence in a southeasterly direction along the center line of Barn Creek and following the meanderings and curves of the

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said Barn Creek to the mouth or western end of a canal known as the Riverside Canal; running thence in a generally east southeast direction along the northern bank of the said Riverside Canal a distance of approximately 3,630 feet, more or less, to the junction of the said Riverside Canal with another canal known as the Central Canal; thence continuing to run in a generally east southeast direction a distance of approximately 1,700 feet, more or less, to a point in the center line of a dirt road which dirt road (colored yellow on the aforementioned attached survey) forms the western boundary line of Hog Hammock Subdivision (said latter point also being located a distance of approximately 2,970 feet, more or less, northeasterly from a point marking the southwest corner of Hog Hammock Subdivision); running thence in a northerly direction along the center line of the said dirt road to a point where the center line of the said dirt road intersects the northern line of Block 22 all as shown on the above-referenced attached survey; running thence in an easterly direction along the northern line of Blocks 22 and 21 to a point marked on the above-referenced attached survey as benchmark 6BE; running thence in a southerly direction to a point marked on the above-referenced attached survey as benchmark 5BE; thence running in a southeasterly direction along the line which runs between benchmark 5BE and benchmark 5CE to a point where the said line intersects the center line of the creek which separates Greater Sapelo Island from Cabretta

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Island; running thence in a southerly, southeasterly, southwesterly, southerly and southeasterly direction along the center line of said creek and following the meanderings and curves of the said creek to the center line of Big Hole (being the inlet lying and being between Cabretta Island and Narry Goat Beach); running thence in a southerly direction along the center line of Big Hole to the Atlantic Ocean; running thence in a southerly direction along the low water mark of the Atlantic Ocean on the eastern line of Greater Sapelo Island to the northern low water mark of Doboy Sound; running thence in a northwesterly direction along the northern low water mark of Doboy Sound to the low water mark on the eastern bank of Duplin River; running thence in a northerly direction along the low water mark on the eastern bank of Duplin River to the point of beginning being the confluence of Duplin River and Barn Creek.

ALSO:

1. The rights, privileges and interests of Board of Education of McIntosh County, Georgia, contained in that certain lease agreement from Howard E. Coffin dated March 14, 1928, and recorded in Deed Book 2, Page 359 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for school purposes and was given for a term of twenty-five (25) years with the privilege of renewal. Reference to said deed book and page is hereby made for a more particular and definite legal description of the property leased.

Secretary of State  
Deed Recd -4011

2 004011

GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

2. The rights, privileges and interests of Ed Hall, his successors and assigns contained in that certain lease agreement from Sapeloe Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Page 213 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more particular and definite legal description of the property leased.
3. The rights, privileges and interests of Jim Green, his successors and assigns contained in that certain lease agreement from Sapeloe Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Pages 213-214 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more particular and definite legal description of the property leased.

ALSO: All other rights (including but not limited to ingress and egress) privileges, title, interests (including contingent interests, remainders, and reversions) or right of use in, together with any and all buildings, structures, plants, trees, shrubbery, fixtures, equipment and articles of personal property attached to, lying on, erected on, appurtenant to, or used in connection with the above-described parcels and tracts of land.

Recorded by \_\_\_\_\_ Date \_\_\_\_\_  
Noted by \_\_\_\_\_ Date \_\_\_\_\_  
1011

2004011

GA DNR  
DEC 18 2015  
Marsh & Shore Mgt. Program



## SAPELO ISLAND BOATHOUSE AND HOIST IMPROVEMENTS

All these contain lot, tract or parcel of land situated, being and lying in the Eastern Dist. District, McIntosh County, Georgia, in the Meridian Landing Area, and being a portion of a tract of land well known as Fall Point Tract and Hutchinsons Land, containing a series of highland, open or land, and 10 acres of roughland, more or less, and bounded as follows: On the East and Southeast by the Fall Point Tract and

Meridian Creek, on the East and Southeast by Hudson River and on all other sides by the remaining portion of the Ball Joint Tract, being the property of Richard J. Reynolds, and being more particularly described as follows: Beginning at a point at the low water mark on

(continued on Page 1)

Page 1

Hudson River 150 feet Southwesterly from a point at low water mark on said Hudson River at the corner of a dock at the end of a runway across the marsh, said dock being well known to Sapelo Island, and thence running from said point at said low water mark on Hudson River in a Northwesterly direction parallel to said runway and the extension thereof, a distance of approximately 1000 feet to an iron stake, thence running at right angles to said line in a Northwesterly direction a distance of approximately 600 feet to a small creek or canal, thence running along the meanderings of said creek to the mouth thereof at Meridian Landing Creek to its mouth at Hudson River, thence along the low water mark of Hudson River to the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, powers, 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 and assigns, forever, in fee simple.

AND THE SAID party of the first part, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the lawful claim of those claiming by, through or under him, and no others.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Richard J. Reynolds (L.S.)  
Richard J. Reynolds

L. S. Staples  
Witness

Paul J. Varner (NOTARY SEAL)  
Notary Public

Page 2

Recorded this 28th day of December, 1961.  
Notary Shepard Eugene Clark

GEORGIA, McIntosh County:

THIS INSTRUMENT, made and entered into this 2nd day of January, 1961, by and between JOHN ELLIOTT, of McIntosh County, Georgia, party of the first part; and (MISS) SUSAN M. HILL, of McIntosh County, Georgia, party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby bargain, grant, sell and convey unto said party of the second part, her heirs and assigns, all of the following described property, to-wit:

"All of that certain lot, tract or parcel of land situated, lying and being in the City of Dorien, McIntosh County, Georgia, in Inverness Subdivision and being Lot numbered Eleven (11) of Block 'B' of said Inverness Subdivision. Said property being bounded on the North by Adams Street, South by Lot numbered Twelve (12), Block 'C', on the South by an alley; and on the West by Lot numbered Ten (10), Block 'C'."

TO HAVE AND TO HOLD the said bargained and described property, together with all and singular the rights, powers and appurtenances thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, her heirs, executors, administrators and assigns, FOREVER IN FEE SIMPLE and with full warranty of title.

DEED BOOK 169 . PAGE 358CUSTODY IN DEPARTMENT OF  
NATURAL RESOURCESSTATE OF GEORGIA,  
COUNTY OF CLYNN:

4800-MB-4922-92

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 12th day of January, 1993, by and between WILLIAM M. BRANNAN, whose address is Post Office Box 79, Meridian, Georgia 31319, Party of the First Part, hereinafter referred to as "Grantor", and the STATE OF GEORGIA, whose address for purposes of this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334. Party 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).

## W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Six Hundred Thousand Dollars and 00/100 (\$600,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold, granted, aliened, conveyed and confirmed, and by these presents does hereby bargain, sell, grant, alien, convey and confirm unto Grantee, the following described real property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

RECORDED  
JAN 12 PM 2:47  
1993

DEED BOOK 169 PAGE 359.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

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

Grantor

William M. Brannan (SEAL)  
William M. Brannan

Signed, sealed and delivered,  
as to Grantor, in our presence:

John A. Williams  
Unofficial Witness

John A. Williams  
Official Witness, Notary Public

My Commission Expires

Notary Public, Glynn County, Georgia  
My Commission Expires September 2, 1995.  
(Notary Public Seal affixed Here)

McIntosh County, Georgia

Real Estate Transfer Tax

Paid \$

Date

1-12-95

John H. Woodard  
Deputy Clerk of Superior Court

Attest: [unclear].ud

DEED BOOK 169 PAGE 360

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul D. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 506, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to-wit:

PARCEL A - 0.55 Acre located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 640.90 feet; Thence North 57 degrees 48 minutes 38 seconds East for a distance of 40.00 feet to a 5/8" rebar located on the eastern right of way of Meridian Landing Road, the POINT OF BEGINNING;

THENCE North 32 degrees 11 minutes 20 seconds West for a distance of 107.50 feet along the eastern right of way of Meridian Landing Road to a 5/8" rebar;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 163.51 feet to a 5/8" rebar located on the edge of a salt creek;

THENCE South 55 degrees 11 minutes 14 seconds East for a distance of 35.94 feet;

THENCE South 57 degrees 21 minutes 40 seconds East for a distance of 21.49 feet;

THENCE South 27 degrees 02 minutes 59 seconds East for a distance of 59.16 feet;

THENCE South 18 degrees 49 minutes 42 seconds West for a distance of 28.70 feet;

THENCE South 58 degrees 19 minutes 55 seconds West for a distance of 69.39 feet;

THENCE South 52 degrees 55 minutes 41 seconds West for a distance of 63.76 feet;

THENCE South 34 degrees 21 minutes 27 seconds West for a distance of 39.42 feet along the edge of the salt creek and continuing along Hudson Creek to 5/8" rebar;

THENCE North 32 degrees 11 minutes 34 seconds West for a distance of 42.50 feet to a 5/8" rebar located at the southern end of Meridian Landing Road right of way;

THENCE North 57 degrees 48 minutes 43 seconds East for a distance of 10.00 feet to the POINT OF THE BEGINNING.

DEED BOOK 169 PAGE 361

**PARCELS B & C** and portion of salt creek lying between said parcels containing 1.44 acres, located at Meridian Landing in G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 449.08 feet; Thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet to a point at the intersection of the western right of way of Meridian Landing Road and the center line of Sapelo Island Dock Road, the POINT OF BEGINNING;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet along the western right of way Meridian Landing Road to a point;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 80.14 feet to a concrete monument at the edge of a salt creek;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 44.45 feet to the center of said creek;

THENCE South 33 degrees 08 minutes 15 seconds East for a distance of 50.00 feet to a point;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 28.30 feet to a 5/8" rebar on the edge of said salt creek;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 95.46 feet to a point on the western right of way of Meridian Landing Road;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 23.39 feet along the right of way of Meridian Landing Road;

THENCE North 57 degrees 48 minutes 39 seconds East for a distance of 10.00 feet;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 100.00 feet;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 60.00 feet;

THENCE South 32 degrees 11 minutes 34 seconds East for a distance of 42.50 feet to a 5/8" rebar on the edge of Hudson Creek;

THENCE South 41 degrees 52 minutes 56 seconds West for a distance of 252.50 feet along the edge of Hudson Creek to the eastern edge of a salt creek;

THENCE North 72 degrees 27 minutes 26 seconds West for a distance of 72.14 feet across said salt creek to the western edge;

THENCE North 44 degrees 24 minutes 07 seconds West for a distance of 230.00 feet across the marsh to a PK nail set in Sapelo Island Dock Road;

THENCE North 53 degrees 23 minutes 53 seconds East for a distance of 268.88 feet along the center line of Sapelo Island Dock Road to the POINT OF BEGINNING.

Reference is hereby made to the aforesaid plat for the purpose of more particularly describing the location, metes and bounds of the subject property and for all other purposes allowed by law.

Rec. Jan. 12, 1993  
Booth W. Goodrich  
DCSC

DEED BOOK 170 PAGE 35CUSTODY IN DEPARTMENT  
OF NATURAL RESOURCESJAN 19 AM 11:37  
FILED IN OFFICE  
MISSISSIPPI COUNTY, GEORGIASTATE OF GEORGIA  
COUNTY OF ELLEN

## QUITCLAIM DEED

THIS INDENTURE, made this 14<sup>th</sup> day of January, 1993, between  
 WILLIAM M. BRANNAN AND GAIL M. BRANNAN, whose address is Post  
 Office Box 79, Meridian, Georgia, 31319, hereinafter referred to as  
 the "Grantors", and STATE OF GEORGIA, whose address for purposes of  
 this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia,  
 30334, hereinafter referred to as the "Grantee" (the words  
 "Grantors" and "Grantee" to include their respective heirs,  
 successors and assigns where the context requires or permits).

## W I T N E S S E T H:

THAT the said Grantors for and in consideration of the sum of  
 One Dollar (\$1.00) cash in hand paid, the receipt of which is  
 hereby acknowledged, have bargained, sold and do by these presents  
 bargain, sell, remise, release, and forever quit-claim to the said  
 Grantee all the right, title, interest, claim or demand which the  
 Grantors have or may have had in and to the following:

(a) All rights, privileges, tenements, hereditaments, or  
 rights-of-way, easements, appendages, appurtenances, or  
 riparian rights belonging or in anywise appertaining to,  
 both within and outside the boundaries of, that certain  
 real property described in that certain General Warranty  
 Deed from William M. Brannan to Grantee herein dated  
 January 12, 1993, and recorded in Deed Book 169, Page  
 358, in the Office of the Clerk of Superior Court of  
 McIntosh County, Georgia, (hereinafter called "Real  
 Property"), said Real Property being shown and depicted  
 upon that certain plat of survey recorded in Plat Cabinet  
 1, Map 50 G, in the aforesaid Clerk's Office (hereinafter  
 called the "Plat"); and

McIntosh County, Georgia

Real Estate Department

Paid \$ 1.00Date Jan 19 1993

Deputy Clerk of Superior Court

DEED BOOK 170 PAGE 36

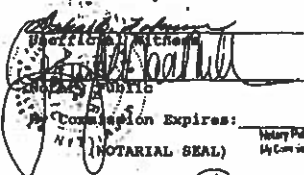
(b) All rights, titles and interests of Grantors in and to any structures, improvements, streets, alleys or easements located upon or adjacent to the Real Property, including expressly but without limitation the docks, buildings, roads, drives and other improvements shown on the Plat.

GRANTEE, by its acceptance of this deed shall not be deemed to have assumed any obligations of Grantors to third parties or to the public with respect to the rights, title and interests hereinabove conveyed, and Grantors shall release, hold harmless and indemnify Grantee from all loss and liability respecting any obligation of Grantors, including but without limitation any obligation of Grantors to McIntosh County by virtue of that certain instrument recorded in McIntosh County in Deed Book 169, page 350, in the aforesaid public records.

TO HAVE AND TO HOLD the said described property unto the Grantee so that the Grantors shall not at any time claim or demand any right, title or interest to the aforesaid described property or its appurtenances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered  
on this 14 day of January,  
1993, in the presence of:

  
Official Seal  
NOTARY PUBLIC  
Commission Expires: \_\_\_\_\_  
(NOTARIAL SEAL)

 (SEAL)  
William M. Brannan

 (SEAL)  
Gail E. Brannan

Notary Public, McIntosh County, Georgia  
My Comm. Expires September 2, 1995.

Rec. Jan. 19, 1993  
Dania S. Buzgers, OSC



DEED BOOK 173 PAGE 308 3:16 p.m.STATE OF GEORGIA  
COUNTY OF GLYNNCUSTODY IN DEPARTMENT OF  
NATURAL RESOURCES

4800-MB-6-5139-93

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 23rd day of April, 1993, by and between ROBERT E. GIBSON AND HELEN D. GIBSON, whose address is Post Office Box 46, Sapelo Dock Road, Meridian, Georgia, 31319, Parties of the First Part, hereinafter referred to as "Grantors" and STATE OF GEORGIA, whose address for purposes of this Deed is Department of Natural Resources, Suite 146, 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334, Party of the Second Part, hereinafter referred to as "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context permits or requires).

## W I T N E S S E T H:

THAT GRANTORS, for and in consideration of the sum of One Hundred Thousand Dollars and 00/100 (\$100,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have bargained, sold, granted, aliened, conveyed and confirmed, and by these presents do bargain, sell, grant, alien, convey and confirm unto the said Grantee, the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

McIntosh County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1.00  
Date 4/23/93  
Donna C. Bugar  
Deputy Clerk of Superior Court

RECORDED IN OFFICE  
93 APR 23 PM 3:16

DEED BOOK 173 PAGE 309

TO HAVE AND TO HOLD the tract or parcel of land, 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 PER SIMPLE.

AND THE GRANTORS 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 Grantors have signed, sealed and delivered these presents, acting by and through its duly authorized officers, on the day and year first above written.

Signed, sealed and delivered  
on the 23rd day of April,  
1993, in the presence of:

Dan Snow  
Unofficial Witness  
Samuel McCall  
Notary Public  
[NOTARY SEAL]  
My Commission Expires: \_\_\_\_\_

Robert E. Gibson (SEAL)  
Robert E. Gibson  
Helen D. Gibson (SEAL)  
Helen D. Gibson

DEED BOOK 173 PAGE 310

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul W. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 50G, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to wit:

PARCEL D - 0.16 Acres located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

Commencing at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; thence South 32 degrees 11 minutes 21 seconds East a distance of 449.08 feet to a PK nail at the intersection of Meridian Landing Road and Sapelo Island Dock Road; thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet; thence South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet; thence North 52 degrees 34 minutes 34 seconds East for a distance of 12.91 feet to a concrete monument THE POINT OF BEGINNING:

THENCE South 33 degrees 08 minutes 14 seconds East for a distance of 50.00 feet to a 5/8" rebar;

THENCE South 52 degrees 34 minutes 26 seconds West for a distance of 137.50 feet to a point of a salt creek;

THENCE North 33 degrees 08 minutes, 15 seconds West for a distance of 50.00 feet along the run of the salt creek to a point;

THENCE North 52 degrees 34 minutes 34 seconds East for a distance of 137.50 feet to the POINT OF BEGINNING.

*Rec. April 23, 1993  
Sonia S. Burgess, CLS*

AMENDMENT TO Filed and Recorded Office Secretary of State  
 APR 8 1970  
 The ..... day of  
 QUITCLAIM DEED Our Microfilm Number 4132

THIS AMENDMENT, Made the 17th day of March,  
 1970, by MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten,  
 Nidwalden, Switzerland, Party of the First Part, hereinafter  
 called Grantor, and STATE OF GEORGIA, Party of the Second Part,  
 hereinafter called Grantee (the words "Grantor" and "Grantee"  
 to include their respective heirs, legal representatives,  
 successors and assigns where the context requires or permits).

WHEREAS, on June 27, 1969, Grantor did execute and  
 deliver to the State of Georgia a warranty deed, recorded in  
 Deed Book 50, page 73, Clerk's Office of the Superior Court,  
 McIntosh County, Georgia, conveying certain lots, plots and  
 tracts of land situate, lying and being in the 1312th and/or  
 the 1515th G.M. Districts of McIntosh County, Georgia, being  
 more particularly described in said warranty deed; and

WHEREAS, on June 27, 1969, Grantor did, contemporaneous-  
 ly with the execution and delivery of the above-referenced  
 warranty deed, execute and deliver to the State of Georgia a  
 quitclaim deed, recorded in Deed Book 50, page 85, Clerk's  
 Office of the Superior Court, McIntosh County, Georgia, releas-  
 ing and conveying all of Grantor's claims to various lands in  
 McIntosh County, Georgia, including that property described in  
 the warranty deed of even date therewith; and

WHEREAS, the above-referenced warranty deed excluded and  
 did not purport to convey various tracts, plots and parcels  
 of land, including that exception numbered four (4) labeled

Date 8-4-04	# of pages 25
From Hazel Linn	
Co. Real Estate	
Phone # 404-463-0912	
Fax #	

Post-it® Fax Note 7671

To Susan Shipman  
 Co./Dept. CRD  
 Phone #  
 Fax # 912-262-3443

22 004182

NORTHEAST MARSH TRACT, which consists of those certain nine hundred fifty-nine (959) acres more fully described in warranty deed from Richard J. Reynolds to the United States of America, dated June 8, 1950, and recorded in Deed Book 19, page 24, Clerk's Office of the Superior Court of McIntosh County, Georgia; and

WHEREAS, the above-referenced quitclaim deed failed to specifically exclude said property described in the above-referenced warranty deed as the NORTHEAST MARSH TRACT; and

WHEREAS, Grantor acknowledges that she had no right, title or interest in that lot, plot or parcel labeled NORTHEAST MARSH TRACT at the time of execution of the above-referenced quitclaim deed.

NOW, THEREFORE, in consideration of the above and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the above-referenced quitclaim deed is hereby amended and corrected, and from the lands therein described, in addition to the existing exceptions, the following lot, plot or parcel is excepted:

NORTHEAST MARSH TRACT: Those certain nine hundred fifty-nine (959) acres, more or less, of land located in the 1312th G.M. District of McIntosh County, Georgia, and in the Northeast portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, as recorded in deed book 19, page 24 of the records in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

FURTHER, it is agreed that the above-referenced quitclaim deed is in full force and effect and operates to fully grant, bargain, sell, remise, release, convey and forever quitclaim unto the Grantee the property described therein, limited only by the exception set out above and those previously set up in

the document.

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

*Mrs. Annemarie S. Reynolds* L.S.  
MRS. ANNEMARIE S. REYNOLDS

Signed, sealed and  
delivered in the  
presence of: (as to  
Mrs. Annemarie S.  
Reynolds).

*M. Q. F.*  
Unofficial Witness

*George R. Imminger*  
Official Witness  
GEORGE R. IMMINGER  
Consul General of the United States of America

SWISS CONFEDERATION  
CANTON AND CITY OF ZÜRICH  
CONSULATE GENERAL OF THE  
UNITED STATES OF AMERICA

I, George R. Imminger, Consul General  
of the United States of America at Zürich, Switzer-  
land, duly commissioned and qualified, do hereby  
certify that on this

17th day of March, 1970  
before me personally appeared  
Mrs. Annemarie S. REYNOLDS,

to me personally known, and known to me to be the  
individual described in, whose name is  
subscribed to, and who executed the foregoing  
instrument, and being informed by me of the contents  
of said instrument, she duly acknowledged to  
me that she executed the same freely and  
voluntarily for the uses and purposes therein  
mentioned.

IN WITNESS WHEREOF I have hereunto set my  
hand and official seal the day and year last above  
written.

*George R. Imminger*  
GEORGE R. IMMINGER  
Consul General of the United States of America

Marlene Arnold  
Seyd

804:22

GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

STATE OF GEORGIA,  
COUNTY OF FULTON:

Filed and Recorded Office Secretary of State  
The ..... day of OCT 3, 1969.....  
Our Microfilm Number ....4211.....

WARRANTY DEED

THIS INDENTURE, Made the 27th day of June, in the year one thousand nine hundred sixty-nine, between MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten, Nidwalden, Switzerland, as party of the first part, hereinafter called Grantor, and STATE OF GEORGIA as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Eight Hundred And Thirty-Five Thousand (\$835,000.00) DOLLARS, and the making of a gift (consisting of a portion of the hereinafter described properties), in hand paid at and before the executing, sealing and delivery of these presents, the receipt, sufficiency, and adequacy 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, its successors and assigns, the following described parcels of land, to-wit:

PARCEL I

All of those certain lots, plots and tracts of land situate, lying and being in the 1312th and/or the 1515th G. M. Districts of McIntosh County, Georgia, and containing sixteen thousand (16,000) acres, more or less, of

SS 004011



highland, lowland, beachland, high tidal marshland, low tidal marshland and waters and being well known as Cabretta Island, Greater Sapelo Island and Little Sapelo Island, together with all the high tidal marshes, low tidal marshes, coastal beaches, hammocks, bluffs, fields, patches, bottoms, bays and waters appurtenant, adjoining and adjacent to each. The above-described lots, plots and tracts of land being more particularly shown on a certain U. S. Coast and Geodetic Survey, the same being map or chart number 574 entitled "Sapelo and Doboy Sounds," published in November, 1938, at Washington, D. C. The boundaries of the above-described lots, plots and tracts of land and appurtenances are as follows: On the North by the low water mark of Sapelo Sound; On the Northeast and East by the center line of Blackbeard River (Creek); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the low water mark of a portion of Old Teakettle Creek and the low water mark of New Teakettle Creek; On the Northwest by the low water mark of Mud River.

EXCEPTING, however, and not being hereby conveyed, are the following portions of the above-described lots, plots and tracts of land:

1. SOUTHWEST TRACT: Those certain twenty-two hundred and fifty (2250) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the South-

Secretary of State  
Deed

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west portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated December 9, 1959, and recorded in Deed Book 33, Pages 606 and 610 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

2. TRACT B: Those certain fifteen hundred and fifty (1550) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the Southeast portion of Greater Sapelo Island and being more particularly shown as the area labeled and colored blue on the 1940 SAPELOE ISLAND, GEORGIA, timber survey made by R. N. White, Jr., and George R. Marsh. A copy of the said survey is attached hereto, incorporated in and by reference made a part of this conveyance.

The present boundaries of the said Tract B are as follows: On the North by Hog Hammock Subdivision; a creek which separates this Tract B from lands hereinafter excepted as Exception Number 5 of this Parcel I; and by the center line of Big Hole (being the inlet lying and being between Cabretta Island and Nanny Goat Beach); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the Southwest

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Tract (Lands of the Sapelo Island Research Foundation, Inc. -- See Exception Number 1 of this Parcel I).

3. MANSION HOUSE: That certain acre of improved property, located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly end of Greater Sapelo Island, on which is located the South End House (Mansion House). All of the said property being located within the terrace walls surrounding the said Mansion House and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated August 9, 1961, recorded August 22, 1961, and recorded in Deed Book 36, Pages 353-354 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Also, the said property is more fully shown and described on a certain plat of survey recorded in Plat Book 2, Page 10 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and plat of survey is hereby made for a more particular and definite legal description.
4. NORTHEAST MARSH TRACT: Those certain nine hundred and fifty-nine (959) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the northeast portion of Greater Sapelo Island and being the same property

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conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, and recorded in Deed Book 19, Page 24 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

5. HOG HAMMOCK SUBDIVISION: All that certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and known as Hog Hammock Subdivision. Hog Hammock Subdivision contains four hundred thirty-four (434) acres, more or less, of land and is located in the middle of the southeasterly portion of Greater Sapelo Island.
6. RACCOON BLUFF SUBDIVISION: All of those certain lots, plots or tracts of land, located in the 1312th G. M. District of McIntosh County, Georgia, and in Raccoon Bluff Subdivision. Raccoon Bluff Subdivision contains six hundred ninety-eight (698) acres, more or less, of land and is located in the northeasterly portion of Greater Sapelo Island. Raccoon Bluff Subdivision contains twenty (20) lots of land. Each lot contains thirty-three and one-fourth (33 1/4) acres of land, more or less, with the exception of one (1) lot which contains sixty-six and one-half (66 1/2) acres of land, more or less. The boundaries of the said Raccoon Bluff Subdivision are as follows: On the North by an Old Canal bank;

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On the East in part by Blackbeard River (Creek) and in part by marshlands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the South by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the West by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I.

7. UNDIVIDED ONE-HALF INTEREST OF MARIANNE O'B.

REYNOLDS IN LIGHTHOUSE TRACT: The undivided one-half (1/2) interest of Marianne O'B. Reynolds in the land that was conveyed by the United States of America by and through the Assistant Secretary of the Interior to Richard J. Reynolds and Marianne O'B. Reynolds by deed dated November 8, 1950, and recorded in Deed Book 20, Pages 129-130 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. The said land is located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly portion of Greater Sapelo Island and is more fully shown and described according to a certain map tracing, bearing the date of 1940 and designated "UNITED STATES TRACT (1a)" of record in the files of the Department of the Interior. Reference to said deed and map tracing is hereby made for a more particular and definite legal description.

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8. SAM'S SETTLEMENT TRACT A/K/A THE LUMBER LANDING TRACT: That certain tract of land, located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as "Sam's Settlement," containing sixty (60) acres of highland and three and one-half (3 1/2) acres, more or less, of marshland and being the same property conveyed by Amos Sawyer to Caesar Sams by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 470 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
9. BELLE MARSH TRACT: That certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as the lands of the Estate of Joseph Jones, deceased, containing fifty (50) acres, more or less, of highland and three (3) acres, more or less, of hard marsh land and being the same property conveyed by Amos Sawyer to Joseph Jones by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 472 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
10. The rights, privileges and interests of Board of Education of McIntosh County, Georgia, contained in that certain lease agreement from Howard E. Coffin dated March 14, 1928, and recorded in Deed Book 2, Page 359 of the records recorded

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in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for school purposes and was given for a term of twenty-five (25) years with the privilege of renewal. Reference to said deed book and page is hereby made for a more particular and definite legal description of the property leased.

11. The rights, privileges and interests of Ed Hall, his successors and assigns contained in that certain lease agreement from Sapelo Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Page 213 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more particular and definite legal description of the property leased.
12. The rights, privileges and interests of Jim Green, his successors and assigns contained in that certain lease agreement from Sapelo Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Pages 213-214 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more

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JOINT APPLICATION  
FOR  
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,  
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,  
REVOCABLE LICENSE AGREEMENT  
AND REQUEST FOR  
WATER QUALITY CERTIFICATION  
AS APPLICABLE

## INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. \_\_\_\_\_

2. Date \_\_\_\_\_

3. For Official Use Only \_\_\_\_\_

4. Name and address of applicant.

5. Location where the proposed activity exists or will occur.

Lat. \_\_\_\_\_ Long. \_\_\_\_\_

County	Military District	In City or Town
Near City or Town	Subdivision	Lot No.
Lot Size	Approximate Elevation of Lo	State
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	



6. Name, address and title of applicant's authorized agent for permit application coordination.

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.

  
Signature of Applicant

2/9/2022

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.)

8. Proposed use: Private \_\_\_\_\_ Public \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_ (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

10. Date activity is proposed to commence. \_\_\_\_\_

Date activity is expected to be completed. \_\_\_\_\_

11. Is any portion of the activity for which authorization is sought now complete \_\_\_Y\_\_\_N

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

Issuing Agency

Type Approval

Identification No. Date/Application

Date/Approval

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?  
\_\_\_Yes \_\_\_NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill \_\_\_\_\_.

1. Access channel      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

2. Boat basin      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

3. Fill area      length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

4. Other \_\_\_\_\_ length\_\_\_\_\_      depth\_\_\_\_\_      width\_\_\_\_\_

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions \_\_\_\_\_

-- Type of bulkhead construction (material)\_\_\_\_\_

1. Backfill required: Yes \_\_\_\_\_ No \_\_\_\_\_ Cubic yards \_\_\_\_\_

2. Where obtained \_\_\_\_\_

c. Excavated material

1. Cubic yards \_\_\_\_\_

2. Type of material \_\_\_\_\_

15. Type of construction equipment to be used \_\_\_\_\_

a. Does the area to be excavated include any wetland? Yes\_\_\_ No\_\_\_

b. Does the disposal area contain any wetland? Yes\_\_\_ No\_\_\_

c. Location of disposal area\_\_\_\_\_

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized:\_\_\_\_\_

e. Will dredged material be entrapped or encased? \_\_\_\_\_

f. Will wetlands be crossed in transporting equipment to project site?\_\_\_\_\_

g. Present rate of shoreline erosion (if known) \_\_\_\_\_

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.
4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.
5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.
2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.
3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

  
\_\_\_\_\_  
Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

#### PRIVACY ACT NOTICE

**The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.**

**SUPPORTING REMARKS:**

# Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

## LOCATION:

County McIntosh Landmarks Sapelo Island  
Municipality Sapelo Island Waterway Barn Creek

## FACILITY:

Facility Type Private Public X Commercial Other  
Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) 74 Size of Submerged Area (sq. ft.) 2,736.2

## WATERWAY INFORMATION:

open water river creek X basin  
Tidal Range (ft. MLW) 6.82 FEET Water Depth (ft. MLW) 4.0 FEET FOR BOATHOUSE AT MLW  
Channel Width (ft. MLW) 66 FEET Depth of Dredging (ft. MLW) 4.0 FEET FOR HOIST AT MLW  
Distance facility will extend into the waterway beyond MLW 32.1 FEET FOR BOATHOUSE  
40 FEET FOR HOIST

## EXISTING OR PLANNED SERVICES IN JURISDICTION:

<u>boat ramp</u>	<u>X</u>	<u>hoist</u>	<u>mobile lift</u>	<u>vessel TV hookup</u>
<u>railway</u>	<u>fuel</u>	<u>propeller repair</u>	<u>electrical repair</u>	
<u>pump-out vessels</u>	<u>hull repair</u>	<u>engine repair</u>	<u>vessel electric hookup</u>	
<u>X</u> <u>boat building</u>	<u>ship's store</u>	<u>dockmaster's office</u>	<u>fire protection</u>	
<u>restrooms</u>	<u>showers</u>	<u>restaurant</u>	<u>laundromat</u>	
<u>hotel</u>	<u># of vehicle parking spaces</u>		<u># of trailer parking spaces</u>	

## DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?  
NO Will dredging be required for boat basin?  
NO Is filling proposed in tidal wetlands?  
NO Is filling proposed in open water?  
NO Will dredge disposal sites be required?  
NO Have future dredge disposal sites been identified?  
NO Have future dredge spoil sites been set aside with deeds or easements?  
NO Is shoreline stabilization proposed? If so, what type?   
NO Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

**HABITAT/WILDLIFE/CULTURAL RESOURCES:** (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

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YES Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?

If yes, what is the distance? The project is adjacent to the Sapelo Island Wildlife Management Area and the R.J. Reynolds State Wildlife Refuge

NO \*Is this habitat identified as "essential fish habitat"?

YES Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

\* THEY EXIST ON THE ISLAND BUT WILL NOT BE IMPACTED BY THE PROJECT

NO Do oyster or clam beds occur in or near the project site or access channels?

If yes, what is the distance?                      If yes, what is the acreage?                     

NO \*Is project site near active crabbing areas?

NO \*Is the project site in designated bait zones?

YES Is the project site in or near an area of historic, archeological, or scenic value?

If yes, explain THERE ARE MANY HISTORIC AND ARCHAEOLOGICAL RESOURCES ON SAPELO ISLAND BUT THEY WILL NOT BE IMPACTED BY THIS PROJECT

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\* GA DNR Coastal Resources Division's Marine Fisheries staff can direct the applicant to appropriate source materials.

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REQUEST FOR JD LINE  
COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION  
BOATHOUSE AND HOIST IMPROVEMENTS  
SAPELO ISLAND, GEORGIA

The JD line was determined by a field survey. Contour elevation 5.1 feet, NAVD88, was delineated as a conversion of CMPA 5.6 feet MTL in NOAA's VDATUM transformation. This approach was approved by the Coastal Resources Division.

# DEEDS

## SAPELO ISLAND BOATHOUSE AND HOIST IMPROVEMENTS

GEORGIA, MCINTOSH COUNTY.

THIS INSTRUMENT, made and entered into this the 18 day of December, 1961, by and between JOHN JACK, of McIntosh County, Georgia, hereinafter referred to as party of the first part, and WENAY CORP., of McIntosh County, Georgia, hereinafter referred to as party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described property, to wit:

"All of that certain lot, tract or parcel of land situated, lying and being in the 271st District, G.M., McIntosh County, Georgia, in the Penn Subdivision, and being Lot Numbered (3) Three in said subdivision. Said property fronting 100 feet on a public street, extending back a uniform depth of 120 feet, and being bounded on the North by the street afore said; on the East by lot of J. E. Bennings; on the South by lands of Larnal Butler; and on the West by other lands of the "

TO HAVE AND TO HOLD the within bargained and described property together with all and singular the rights, liberties and emoluments thereto belonging or in any wise appertaining to the only proper use, benefit and behoof of the said party of the second part, his heirs, executors, of his estate and assigns, forever in fee simple and with full warranty of title.

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

Signed, sealed and delivered  
in the presence of:

John Jack (SEAL)

Jim L. George

Sheri Waters (POTTERY SEAL)  
POTTERY PUBLIC, McIntosh County, Georgia  
My Commission Expires May 4, 1965

(DOCUMENTARY STAMP \$5)

Recorded this 20th day of December, 1961.  
Charles Shepard Deputy Clerk

EXHIBIT, INSTRUMENT COPY

WHEREAS, certain of the Trustees of Sapelo Island Research Foundation, Inc., have expressed an interest in acquiring property on the mainland opposite the Foundation's Sapelo Island holdings for a dock, warehouse, and parking purposes, and it appearing that such property is needed for the successful operation and use of the Foundation's Sapelo Island property, and the donor herein, Richard J. Reynolds, having the ownership of such property on the mainland which is acceptable and desirable for the purposes and needs of Sapelo Island Research Foundation, Inc., the said Richard J. Reynolds desires to, and does hereby, make a gift in 1961 of such property to said Foundation; now therefore,

THIS INSTRUMENT, Made this 14th day of December, 1961, between Richard J. Reynolds, of Sapelo Island, McIntosh County, Georgia, of the first part, and Sapelo Island Research Foundation, Inc., a charitable corporation, organized and existing under the laws of the State of Georgia, with its principal office and place of business at Sapelo Island, McIntosh County, Georgia, of the second part,

WITNESSETH: That the said party of the first part, in consideration of the promise, and for and in consideration of the sum of \$1.00, and other good and valuable considerations, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the said party of the second part, its successors and assigns, all of the following described property, to-wit:

All that certain lot, tract or parcel of land situated, lying and being in the 151st District, McIntosh County, Georgia, in the Maridian Landing Tract, and being a portion of a tract of land well known as Point Trust and Hutchinson Land, containing a more or less of highland, part of land, and 10 acres of marshland, more or less, and bounded as follows: On the East and South by the Hutchinson Land and on the West and North by the Maridian Landing Tract.

Meridian Creek, on the East and Southeast by Hudson River and on all other sides by the remaining portion of the Ball Joint Tract, being the property of Richard J. Reynolds, and being more particularly described as follows: Beginning at a point at the low water mark on

(continued on Page 1)

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Hudson River 150 feet Southwesterly from a point at low water mark on said Hudson River at the corner of a dock at the end of a runway across the marsh, said dock being well known to Sapelo Island, and thence running from said point at said low water mark on Hudson River in a Northwesterly direction parallel to said runway and the extension thereof, a distance of approximately 1000 feet to an iron stake, thence running at right angles to said line in a Northwesterly direction a distance of approximately 600 feet to a small creek or canal, thence running along the meanderings of said creek to the mouth thereof at Meridian Landing Creek to its mouth at Hudson River, thence along the low water mark of Hudson River to the point of beginning.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, powers, 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 and assigns, forever, in fee simple.

AND THE SAID party of the first part, his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the lawful claim of those claiming by, through or under him, and no others.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Richard J. Reynolds (L.S.)  
Richard J. Reynolds

L. S. Staples  
Witness

Paul J. Varner (NOTARY SEAL)  
Notary Public

Page 2

Recorded this 28th day of December, 1961.  
Notary Charles Eugene Clark

GEORGIA, McIntosh County:

THIS INSTRUMENT, made and entered into this 2nd day of January, 1961, by and between JOHN ELLIOTT, of McIntosh County, Georgia, party of the first part; and (MRS) SUSAN M. ELLIOTT, of McIntosh County, Georgia, party of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby bargain, grant, sell and convey unto said party of the second part, her heirs and assigns, all of the following described property, to-wit:

"All of that certain lot, tract or parcel of land situated, lying and being in the City of Dorien, McIntosh County, Georgia, in Inverness Subdivision and being Lot numbered Eleven (11) of Block 'B' of said Inverness Subdivision. Said property being bounded on the North by Adams Street, South by Lot numbered Twelve (12), Block 'C', on the South by an alley; and on the West by Lot numbered Ten (10), Block 'C'."

TO HAVE AND TO HOLD the said bargained and described property, together with all and singular the rights, powers and appurtenances thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the said party of the second part, her heirs, executors, administrators and assigns, FOREVER IN FEE SIMPLE and with full warranty of title.



DEED BOOK 169 . PAGE 358CUSTODY IN DEPARTMENT OF  
NATURAL RESOURCESSTATE OF GEORGIA,  
COUNTY OF CLYNN:

4800-MB-4922-92

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 12th day of January, 1993, by and between WILLIAM M. BRANNAN, whose address is Post Office Box 79, Meridian, Georgia 31319, Party of the First Part, hereinafter referred to as "Grantor", and the STATE OF GEORGIA, whose address for purposes of this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334. Party 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).

## W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Six Hundred Thousand Dollars and 00/100 (\$600,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold, granted, aliened, conveyed and confirmed, and by these presents does hereby bargain, sell, grant, alien, convey and confirm unto Grantee, the following described real property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

RECORDED  
JAN 12 PM 2:47  
CLYNN COUNTY

DEED BOOK 169 PAGE 359.

TO HAVE AND TO HOLD the 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 Grantee forever in FEE SIMPLE.

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons whomsoever.

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

Grantor

William M. Brannan (SEAL)  
William M. Brannan

Signed, sealed and delivered,  
as to Grantor, in our presence:

John A. Williams  
Unofficial Witness

John A. Williams  
Official Witness, Notary Public

My Commission Expires

Notary Public, Glynn County, Georgia  
My Commission Expires September 2, 1995.  
(Notary Public Seal affixed Here)

McIntosh County, Georgia

Real Estate Transfer Tax

Paid \$

Date

1-12-95

John H. Woodard  
Deputy Clerk of Superior Court

Attest: [unclear].ud

DEED BOOK 169 PAGE 360

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul D. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 506, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to-wit:

PARCEL A - 0.55 Acre located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 640.90 feet; Thence North 57 degrees 48 minutes 38 seconds East for a distance of 40.00 feet to a 5/8" rebar located on the eastern right of way of Meridian Landing Road, the POINT OF BEGINNING;

THENCE North 32 degrees 11 minutes 20 seconds West for a distance of 107.50 feet along the eastern right of way of Meridian Landing Road to a 5/8" rebar;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 163.51 feet to a 5/8" rebar located on the edge of a salt creek;

THENCE South 55 degrees 11 minutes 14 seconds East for a distance of 35.94 feet;

THENCE South 57 degrees 21 minutes 40 seconds East for a distance of 21.49 feet;

THENCE South 27 degrees 02 minutes 59 seconds East for a distance of 59.16 feet;

THENCE South 18 degrees 49 minutes 42 seconds West for a distance of 28.70 feet;

THENCE South 58 degrees 19 minutes 55 seconds West for a distance of 69.39 feet;

THENCE South 52 degrees 55 minutes 41 seconds West for a distance of 63.76 feet;

THENCE South 34 degrees 21 minutes 27 seconds West for a distance of 39.42 feet along the edge of the salt creek and continuing along Hudson Creek to 5/8" rebar;

THENCE North 32 degrees 11 minutes 34 seconds West for a distance of 42.50 feet to a 5/8" rebar located at the southern end of Meridian Landing Road right of way;

THENCE North 57 degrees 48 minutes 43 seconds East for a distance of 10.00 feet to the POINT OF THE BEGINNING.

DEED BOOK 169 PAGE 361

**PARCELS B & C** and portion of salt creek lying between said parcels containing 1.44 acres, located at Meridian Landing in G.M.D. 1515, McIntosh County, Georgia.

COMMENCING at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; Thence South 32 degrees 11 minutes 21 seconds East for a distance of 449.08 feet; Thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet to a point at the intersection of the western right of way of Meridian Landing Road and the center line of Sapelo Island Dock Road, the POINT OF BEGINNING;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet along the western right of way Meridian Landing Road to a point;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 80.14 feet to a concrete monument at the edge of a salt creek;

THENCE South 52 degrees 34 minutes 34 seconds West for a distance of 44.45 feet to the center of said creek;

THENCE South 33 degrees 08 minutes 15 seconds East for a distance of 50.00 feet to a point;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 28.30 feet to a 5/8" rebar on the edge of said salt creek;

THENCE North 52 degrees 34 minutes 26 seconds East for a distance of 95.46 feet to a point on the western right of way of Meridian Landing Road;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 23.39 feet along the right of way of Meridian Landing Road;

THENCE North 57 degrees 48 minutes 39 seconds East for a distance of 10.00 feet;

THENCE South 32 degrees 11 minutes 21 seconds East for a distance of 100.00 feet;

THENCE North 57 degrees 48 minutes 38 seconds East for a distance of 60.00 feet;

THENCE South 32 degrees 11 minutes 34 seconds East for a distance of 42.50 feet to a 5/8" rebar on the edge of Hudson Creek;

THENCE South 41 degrees 52 minutes 56 seconds West for a distance of 252.50 feet along the edge of Hudson Creek to the eastern edge of a salt creek;

THENCE North 72 degrees 27 minutes 26 seconds West for a distance of 72.14 feet across said salt creek to the western edge;

THENCE North 44 degrees 24 minutes 07 seconds West for a distance of 230.00 feet across the marsh to a PK nail set in Sapelo Island Dock Road;

THENCE North 53 degrees 23 minutes 53 seconds East for a distance of 268.88 feet along the center line of Sapelo Island Dock Road to the POINT OF BEGINNING.

Reference is hereby made to the aforesaid plat for the purpose of more particularly describing the location, metes and bounds of the subject property and for all other purposes allowed by law.

Rec. Jan. 12, 1993  
Boatie W. Goodrich  
DCSC

DEED BOOK 170 PAGE 35CUSTODY IN DEPARTMENT  
OF NATURAL RESOURCESJAN 19 AM 11:37  
FILED IN OFFICE  
MUSKOGEE COUNTY, GEORGIASTATE OF GEORGIA  
COUNTY OF MONTGOMERY

## QUITCLAIM DEED

THIS INDENTURE, made this 14<sup>th</sup> day of January, 1993, between WILLIAM M. BRANNAN AND GAIL M. BRANNAN, whose address is Post Office Box 79, Meridian, Georgia, 31319, hereinafter referred to as the "Grantors", and STATE OF GEORGIA, whose address for purposes of this Deed is 7 Martin Luther King, Jr. Drive, Atlanta, Georgia, 30334, hereinafter referred to as the "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

## W I T N E S S E T H:

THAT the said Grantors for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged, have bargained, sold and do by these presents bargain, sell, remise, release, and forever quit-claim to the said Grantee all the right, title, interest, claim or demand which the Grantors have or may have had in and to the following:

(a) All rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages, appurtenances, or riparian rights belonging or in anywise appertaining to, both within and outside the boundaries of, that certain real property described in that certain General Warranty Deed from William M. Brannan to Grantee herein dated January 12, 1993, and recorded in Deed Book 169, Page 358, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, (hereinafter called "Real Property"), said Real Property being shown and depicted upon that certain plat of survey recorded in Plat Cabinet 1, Map 50 G, in the aforesaid Clerk's Office (hereinafter called the "Plat"); and

Montgomery County, Georgia

Real Estate Department

Paid \$ 1.00Date Jan 19 1993

Deputy Clerk of Superior Court

DEED BOOK 170 PAGE 36

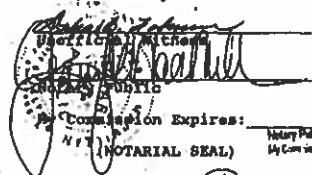
(b) All rights, titles and interests of Grantors in and to any structures, improvements, streets, alleys or easements located upon or adjacent to the Real Property, including expressly but without limitation the docks, buildings, roads, drives and other improvements shown on the Plat.

GRANTEE, by its acceptance of this deed shall not be deemed to have assumed any obligations of Grantors to third parties or to the public with respect to the rights, title and interests hereinabove conveyed, and Grantors shall release, hold harmless and indemnify Grantee from all loss and liability respecting any obligation of Grantors, including but without limitation any obligation of Grantors to McIntosh County by virtue of that certain instrument recorded in McIntosh County in Deed Book 169, page 350, in the aforesaid public records.

TO HAVE AND TO HOLD the said described property unto the Grantee so that the Grantors shall not at any time claim or demand any right, title or interest to the aforesaid described property or its appurtenances.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered  
on this 14 day of January,  
1993, in the presence of:

  
William M. Brannan  
Notary Public  
Commission Expires: \_\_\_\_\_  
(NOTARIAL SEAL)

  
William M. Brannan (SEAL)  
  
Gail E. Brannan (SEAL)

Notary Public, McIntosh County, Georgia  
My Comm. Expires September 2, 1995.

Rec. Jan. 19, 1993  
Dania S. Buzgers, OSC

DEED BOOK 173 PAGE 308 3:16 p.m.STATE OF GEORGIA  
COUNTY OF GLYNNCUSTODY IN DEPARTMENT OF  
NATURAL RESOURCES

4800-MB-6-5139-93

## GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, hereinafter referred to as "Deed", is made this 23rd day of April, 1993, by and between ROBERT E. GIBSON AND HELEN D. GIBSON, whose address is Post Office Box 46, Sapelo Dock Road, Meridian, Georgia, 31319, Parties of the First Part, hereinafter referred to as "Grantors" and STATE OF GEORGIA, whose address for purposes of this Deed is Department of Natural Resources, Suite 146, 7 Martin Luther King, Jr. Drive, Atlanta, Georgia 30334, Party of the Second Part, hereinafter referred to as "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context permits or requires).

## W I T N E S S E T H:

THAT GRANTORS, for and in consideration of the sum of One Hundred Thousand Dollars and 00/100 (\$100,000.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which is hereby acknowledged, have bargained, sold, granted, aliened, conveyed and confirmed, and by these presents do bargain, sell, grant, alien, convey and confirm unto the said Grantee, the following described real property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION  
WHICH BY THIS REFERENCE IS INCORPORATED HEREIN.

McIntosh County, Georgia  
Real Estate Transfer Tax  
Paid \$ 1.00  
Date 4/23/93  
Donna C. Bugar  
Deputy Clerk of Superior Court

RECORDED IN OFFICE  
93 APR 23 PM 3:16

DEED BOOK 173 PAGE 309

TO HAVE AND TO HOLD the tract or parcel of land, 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 PER SIMPLE.

AND THE GRANTORS 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 Grantors have signed, sealed and delivered these presents, acting by and through its duly authorized officers, on the day and year first above written.

Signed, sealed and delivered  
on the 23rd day of April,  
1993, in the presence of:

Dan Snow  
Unofficial Witness  
Samuel McCall  
Notary Public  
[NOTARY SEAL]  
My Commission Expires: \_\_\_\_\_

Robert E. Gibson (SEAL)  
Robert E. Gibson  
Helen D. Gibson (SEAL)  
Helen D. Gibson



DEED BOOK 173 PAGE 310

## EXHIBIT "A"

All that certain tract or parcel of land situate, lying and being in the 1515th G.M.D., McIntosh County, Georgia, described and identified according to that certain plat of survey prepared by Paul W. Wilder, Georgia Registered Land Surveyor No. 1559, dated December 21, 1992, revised on January 12, 1993, entitled "Plat of Property at Meridian Landing Surveyed for State of Georgia Dept. of Natural Resources", a copy of which is recorded in Plat Cabinet 1, Map No. 50G, in the Office of the Clerk of Superior Court of McIntosh County, Georgia, as follows, to wit:

PARCEL D - 0.16 Acres located at Meridian Landing, G.M.D. 1515, McIntosh County, Georgia.

Commencing at the intersection of the center lines of Georgia Highway #99 and the Meridian Landing Road; thence run South 47 degrees 45 minutes 21 seconds East for a distance of 2460.00 feet; thence South 32 degrees 11 minutes 21 seconds East a distance of 449.08 feet to a PK nail at the intersection of Meridian Landing Road and Sapelo Island Dock Road; thence South 53 degrees 23 minutes 53 seconds West for a distance of 40.12 feet; thence South 32 degrees 11 minutes 21 seconds East for a distance of 15.28 feet; thence North 52 degrees 34 minutes 34 seconds East for a distance of 12.91 feet to a concrete monument THE POINT OF BEGINNING:

THENCE South 33 degrees 08 minutes 14 seconds East for a distance of 50.00 feet to a 5/8" rebar;

THENCE South 52 degrees 34 minutes 26 seconds West for a distance of 137.50 feet to a point of a salt creek;

THENCE North 33 degrees 08 minutes, 15 seconds West for a distance of 50.00 feet along the run of the salt creek to a point;

THENCE North 52 degrees 34 minutes 34 seconds East for a distance of 137.50 feet to the POINT OF BEGINNING.

*Rec. April 23, 1993  
Sonia S. Burgess, CLS*

AMENDMENT TO Filed and Recorded Office Secretary of State  
 APR 8 1970  
 The ..... day of  
 QUITCLAIM DEED Our Microfilm Number 4132

THIS AMENDMENT, Made the 17th day of March,  
 1970, by MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten,  
 Nidwalden, Switzerland, Party of the First Part, hereinafter  
 called Grantor, and STATE OF GEORGIA, Party of the Second Part,  
 hereinafter called Grantee (the words "Grantor" and "Grantee"  
 to include their respective heirs, legal representatives,  
 successors and assigns where the context requires or permits).

WHEREAS, on June 27, 1969, Grantor did execute and  
 deliver to the State of Georgia a warranty deed, recorded in  
 Deed Book 50, page 73, Clerk's Office of the Superior Court,  
 McIntosh County, Georgia, conveying certain lots, plots and  
 tracts of land situate, lying and being in the 1312th and/or  
 the 1515th G.M. Districts of McIntosh County, Georgia, being  
 more particularly described in said warranty deed; and

WHEREAS, on June 27, 1969, Grantor did, contemporaneous-  
 ly with the execution and delivery of the above-referenced  
 warranty deed, execute and deliver to the State of Georgia a  
 quitclaim deed, recorded in Deed Book 50, page 85, Clerk's  
 Office of the Superior Court, McIntosh County, Georgia, releas-  
 ing and conveying all of Grantor's claims to various lands in  
 McIntosh County, Georgia, including that property described in  
 the warranty deed of even date therewith; and

WHEREAS, the above-referenced warranty deed excluded and  
 did not purport to convey various tracts, plots and parcels  
 of land, including that exception numbered four (4) labeled

Date	8-4-04	# of pages	25
From	Hazel Linn		
Co.	Real Estate		
Phone #	404-463-0912		
Fax #			

Post-it® Fax Note 7671

To Susan Shipman  
 Co./Dept. CRD  
 Phone #  
 Fax # 912-262-3443

22 004182

NORTHEAST MARSH TRACT, which consists of those certain nine hundred fifty-nine (959) acres more fully described in warranty deed from Richard J. Reynolds to the United States of America, dated June 8, 1950, and recorded in Deed Book 19, page 24, Clerk's Office of the Superior Court of McIntosh County, Georgia; and

WHEREAS, the above-referenced quitclaim deed failed to specifically exclude said property described in the above-referenced warranty deed as the NORTHEAST MARSH TRACT; and

WHEREAS, Grantor acknowledges that she had no right, title or interest in that lot, plot or parcel labeled NORTHEAST MARSH TRACT at the time of execution of the above-referenced quitclaim deed.

NOW, THEREFORE, in consideration of the above and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the above-referenced quitclaim deed is hereby amended and corrected, and from the lands therein described, in addition to the existing exceptions, the following lot, plot or parcel is excepted:

NORTHEAST MARSH TRACT: Those certain nine hundred fifty-nine (959) acres, more or less, of land located in the 1312th G.M. District of McIntosh County, Georgia, and in the Northeast portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, as recorded in deed book 19, page 24 of the records in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

FURTHER, it is agreed that the above-referenced quitclaim deed is in full force and effect and operates to fully grant, bargain, sell, remise, release, convey and forever quitclaim unto the Grantee the property described therein, limited only by the exception set out above and those previously set up in

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the document.

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

*Mrs. Annemarie S. Reynolds* L.S.  
MRS. ANNEMARIE S. REYNOLDS

Signed, sealed and  
delivered in the  
presence of: (as to  
Mrs. Annemarie S.  
Reynolds).

*M. Q. F.*  
Unofficial Witness

*George R. Imminger*  
Official Witness  
GEORGE R. IMMINGER  
Consul General of the United States of America

SWISS CONFEDERATION  
CANTON AND CITY OF ZÜRICH  
CONSULATE GENERAL OF THE  
UNITED STATES OF AMERICA

I, George R. Imminger, Consul General  
of the United States of America at Zürich, Switzer-  
land, duly commissioned and qualified, do hereby  
certify that on this

17th day of March, 1970  
before me personally appeared  
Mrs. Annemarie S. REYNOLDS,

to me personally known, and known to me to be the  
individual described in, whose name is  
subscribed to, and who executed the foregoing  
instrument, and being informed by me of the contents  
of said instrument, she duly acknowledged to  
me that she executed the same freely and  
voluntarily for the uses and purposes therein  
mentioned.

IN WITNESS WHEREOF I have hereunto set my  
hand and official seal the day and year last above  
written.

*George R. Imminger*  
GEORGE R. IMMINGER  
Consul General of the United States of America

Marlene Arnold  
Seyd

804:22

GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

STATE OF GEORGIA,  
COUNTY OF FULTON:

Filed and Recorded Office Secretary of State  
The ..... day of OCT 3, 1969.....  
Our Microfilm Number ....4211.....

WARRANTY DEED

THIS INDENTURE, Made the 27th day of June, in the year one thousand nine hundred sixty-nine, between MRS. ANNEMARIE S. REYNOLDS, of Im Schym, Emmetten, Nidwalden, Switzerland, as party of the first part, hereinafter called Grantor, and STATE OF GEORGIA as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Eight Hundred And Thirty-Five Thousand (\$835,000.00) DOLLARS, and the making of a gift (consisting of a portion of the hereinafter described properties), in hand paid at and before the executing, sealing and delivery of these presents, the receipt, sufficiency, and adequacy 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, its successors and assigns, the following described parcels of land, to-wit:

PARCEL I

All of those certain lots, plots and tracts of land situate, lying and being in the 1312th and/or the 1515th G. M. Districts of McIntosh County, Georgia, and containing sixteen thousand (16,000) acres, more or less, of

SS 004011

GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

highland, lowland, beachland, high tidal marshland, low tidal marshland and waters and being well known as Cabretta Island, Greater Sapelo Island and Little Sapelo Island, together with all the high tidal marshes, low tidal marshes, coastal beaches, hammocks, bluffs, fields, patches, bottoms, bays and waters appurtenant, adjoining and adjacent to each. The above-described lots, plots and tracts of land being more particularly shown on a certain U. S. Coast and Geodetic Survey, the same being map or chart number 574 entitled "Sapelo and Doboy Sounds," published in November, 1938, at Washington, D. C. The boundaries of the above-described lots, plots and tracts of land and appurtenances are as follows: On the North by the low water mark of Sapelo Sound; On the Northeast and East by the center line of Blackbeard River (Creek); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the low water mark of a portion of Old Teakettle Creek and the low water mark of New Teakettle Creek; On the Northwest by the low water mark of Mud River.

EXCEPTING, however, and not being hereby conveyed, are the following portions of the above-described lots, plots and tracts of land:

1. SOUTHWEST TRACT: Those certain twenty-two hundred and fifty (2250) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the South-

Secretary of State  
Deed

-0011

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GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

west portion of Greater Sapelo Island and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated December 9, 1959, and recorded in Deed Book 33, Pages 606 and 610 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

2. TRACT B: Those certain fifteen hundred and fifty (1550) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the Southeast portion of Greater Sapelo Island and being more particularly shown as the area labeled and colored blue on the 1940 SAPELOE ISLAND, GEORGIA, timber survey made by R. N. White, Jr., and George R. Marsh. A copy of the said survey is attached hereto, incorporated in and by reference made a part of this conveyance.

The present boundaries of the said Tract B are as follows: On the North by Hog Hammock Subdivision; a creek which separates this Tract B from lands hereinafter excepted as Exception Number 5 of this Parcel I; and by the center line of Big Hole (being the inlet lying and being between Cabretta Island and Nanny Goat Beach); On the East and Southeast by the low water mark of the Atlantic Ocean; On the South and Southwest by the low water mark of Doboy Sound; On the West by the Southwest

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GA DNR

DEC 18 2015



Tract (Lands of the Sapelo Island Research Foundation, Inc. -- See Exception Number 1 of this Parcel I).

3. MANSION HOUSE: That certain acre of improved property, located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly end of Greater Sapelo Island, on which is located the South End House (Mansion House). All of the said property being located within the terrace walls surrounding the said Mansion House and being the same property conveyed by Richard J. Reynolds to Sapelo Island Research Foundation, Inc., by deed dated August 9, 1961, recorded August 22, 1961, and recorded in Deed Book 36, Pages 353-354 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Also, the said property is more fully shown and described on a certain plat of survey recorded in Plat Book 2, Page 10 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and plat of survey is hereby made for a more particular and definite legal description.
4. NORTHEAST MARSH TRACT: Those certain nine hundred and fifty-nine (959) acres, more or less, of land located in the 1312th G. M. District of McIntosh County, Georgia, and in the northeast portion of Greater Sapelo Island and being the same property

2 004011

GA DNR

DEC 18 2015

conveyed by Richard J. Reynolds to the United States of America by deed dated June 8, 1950, and recorded in Deed Book 19, Page 24 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. Reference to said deed and record is hereby made for a more particular and definite legal description.

5. HOG HAMMOCK SUBDIVISION: All that certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and known as Hog Hammock Subdivision. Hog Hammock Subdivision contains four hundred thirty-four (434) acres, more or less, of land and is located in the middle of the southeasterly portion of Greater Sapelo Island.
6. RACCOON BLUFF SUBDIVISION: All of those certain lots, plots or tracts of land, located in the 1312th G. M. District of McIntosh County, Georgia, and in Raccoon Bluff Subdivision. Raccoon Bluff Subdivision contains six hundred ninety-eight (698) acres, more or less, of land and is located in the northeasterly portion of Greater Sapelo Island. Raccoon Bluff Subdivision contains twenty (20) lots of land. Each lot contains thirty-three and one-fourth (33 1/4) acres of land, more or less, with the exception of one (1) lot which contains sixty-six and one-half (66 1/2) acres of land, more or less. The boundaries of the said Raccoon Bluff Subdivision are as follows: On the North by an Old Canal bank;

28 004011

GA DNR

DEC 18 2015

Marsh & Shore Mgt. Program

On the East in part by Blackbeard River (Creek) and in part by marshlands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the South by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I; On the West by lands of the Seller which are to be conveyed to the Purchaser as a part of this Parcel I.

7. UNDIVIDED ONE-HALF INTEREST OF MARIANNE O'B.

REYNOLDS IN LIGHTHOUSE TRACT: The undivided one-half (1/2) interest of Marianne O'B. Reynolds in the land that was conveyed by the United States of America by and through the Assistant Secretary of the Interior to Richard J. Reynolds and Marianne O'B. Reynolds by deed dated November 8, 1950, and recorded in Deed Book 20, Pages 129-130 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. The said land is located in the 1312th G. M. District of McIntosh County, Georgia, and on the southerly portion of Greater Sapelo Island and is more fully shown and described according to a certain map tracing, bearing the date of 1940 and designated "UNITED STATES TRACT (1a)" of record in the files of the Department of the Interior. Reference to said deed and map tracing is hereby made for a more particular and definite legal description.

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8. SAM'S SETTLEMENT TRACT A/K/A THE LUMBER LANDING TRACT: That certain tract of land, located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as "Sam's Settlement," containing sixty (60) acres of highland and three and one-half (3 1/2) acres, more or less, of marshland and being the same property conveyed by Amos Sawyer to Caesar Sams by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 470 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
9. BELLE MARSH TRACT: That certain tract of land located in the 1312th G. M. District of McIntosh County, Georgia, and on Greater Sapelo Island, being well known as the lands of the Estate of Joseph Jones, deceased, containing fifty (50) acres, more or less, of highland and three (3) acres, more or less, of hard marsh land and being the same property conveyed by Amos Sawyer to Joseph Jones by warranty deed dated November 13, 1885, and recorded in Deed Book C, Page 472 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia.
10. The rights, privileges and interests of Board of Education of McIntosh County, Georgia, contained in that certain lease agreement from Howard E. Coffin dated March 14, 1928, and recorded in Deed Book 2, Page 359 of the records recorded

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in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for school purposes and was given for a term of twenty-five (25) years with the privilege of renewal. Reference to said deed book and page is hereby made for a more particular and definite legal description of the property leased.

11. The rights, privileges and interests of Ed Hall, his successors and assigns contained in that certain lease agreement from Sapelo Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Page 213 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more particular and definite legal description of the property leased.
12. The rights, privileges and interests of Jim Green, his successors and assigns contained in that certain lease agreement from Sapelo Plantation, Inc., dated February 20, 1941, and recorded in Record of Leases Book "B," Pages 213-214 of the records recorded in the Clerk's Office of the Superior Court of McIntosh County, Georgia. This lease agreement was for life with an annual rental of One (\$1.00) Dollar. Reference to said Leases Book and page is hereby made for a more

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