

Type: STATE LAND RECORDS
Recorded: 11/22/2022 3:46:00 PM
Fee Amt: \$1,150.00 Page 1 of 2
Transfer Tax: \$1,125.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID(s): 6885630914,
0466245412

BK 10881 PG 641 - 642

Record and Return to:

Thomas & Brown, LLC
3525 Piedmont Road, Bldg 8, Suite 200
Atlanta, GA 30305
Order No.: BK220102S
Tax Parcel ID: 098-158

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 21st day of November, 2022, between

Robert F. Walker

as party or parties of the first part, hereinafter called Grantor, and

Marci Reynolds and Daniel Campanale as Joint Tenants with Rights of Survivorship and not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 774 AND 775 OF THE 3RD DISTRICT, 1ST SECTION, OF FORSYTH COUNTY GEORGIA, MORE PARTICULARLY DESCRIBED AS LOTS 1 AND 2 OF ELZEY DRIVE ON THAT PLAT OF SURVEY PERFORMED BY RICHARD MAY & ASSOCIATES REGISTERED LAND SUVEYOR # 2210 RECORDED AT PLAT BOOK 126, PAGES 32 AND 33 FORSYTH COUNTY GA RECORDS.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE: