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SERRANO UMPIERRE, LLC
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Deed Book 60200 Pg 326
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Real Estate Transfer Tax \$170.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made the 24th day of June, 2019, between HAO WU of the State of Georgia and County of Fulton party of the first part, and BENJAMIN NONSO UDEKIGBO of the State of Georgia and County of Fulton party of the second part,

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 111 OF THE 17TH DISTRICT, OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONDOMINIUM UNIT #704 OF THE TERRACES AT PEACHTREE, A CONDOMINIUM, AS MORE PARTICULARLY DESCRIBED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM FOR THE TERRACES AT PEACHTREE, A CONDOMINIUM, RECORDED IN DEED BOOK 24514 PAGE 1, ET SEQ., FULTON COUNTY, GEORGIA RECORDS, AND ALL AMENDMENTS THERETO.

TOGETHER WITH ALL OF THE GRANTOR'S RIGHT, TITLE AND INTEREST IN PARKING SPACE NUMBER 303 AND STORAGE SPACE NUMBER 32, A LIMITED COMMON ELEMENT, AS DEPICTED ON THE FLOOR PLANS RECORDED IN CONDOMINIUM CABINET 2, FOLDER 345. AFORESAID RECORDS.

THIS CONVEYANCE IS MADE SUBJECT TO THE DECLARATION AND ALL MATTERS REFERENCED THEREIN, DECLARATION OF CONDOMINIUM DATED MAY 28, 1998, RECORDED IN DEED BOOK 24514 PAGE 1, AFORESAID RECORDS, ALL MATTERS SHOWN ON THE PLAT RECORDED IN CONDOMINIUM PLAT BOOK 11, PAGES 20 AND 21, AFORESAID RECORDS; AND THE FLOOR PLANS RECORDED IN CONDOMINIUM CABINET 2, FOLDER 345 AFORESAID RECORDS; AND PARKING AND STORAGE SPACE AMENDMENT TO DECLARATION OF CONDOMINIUM FOR THE TERRACES AT PEACHTREE, A CONDOMINIUM, RECORDED AT DEED BOOK 36565 PAGE 179, AFORESAID RECORDS.

TO HAVE AND TO HOLD the said 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 party of the second part, his heirs and assigns, forever, in **FEE SIMPLE**.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

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

Signed, sealed and delivered in the presence of:

 (Seal)
HAO WU

Unofficial Witness

Notary Public

