

Return To:  
McMichael & Gray, PC  
2055 North Brown Road, Ste 250  
Lawrenceville, GA 30043

Order No.: CEN-190512-PUR

Property Appraiser's Parcel I.D. Number:  
070 179



Doc ID: 017088940001 Type: GLR  
Recorded: 07/03/2019 at 10:09:37 AM  
Fee Amt: \$371.00 Page 1 of 1  
Transfer Tax: \$361.00  
Forsyth County, GA  
Greg G. Allen Clerk Superior Ct

BK 8942 PG 722

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 28th day of June, 2019, between

**Century Communities of Georgia, LLC, a Colorado limited liability company**

of the County of Arapahoe, State of Colorado, as party or parties of the first part, hereinafter called  
Grantor, and

**Regan Parnell Danishek and Charles Carter Danishek  
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 No/100 Dollars (\$10.00) and  
other good and valuable considerations 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,

All that tract or parcel of land lying and being in Land Lot 276 of the 3rd District, 1st Section, Forsyth  
County, Georgia, being Lot 93 of Tiburon on the Etowah, Phase 1, as per plat thereof recorded in Plat  
Book 181, Pages 31-50, Forsyth County, Georgia records, said plat being incorporated herein by  
reference thereto.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

**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 Grantee forever in **FEE SIMPLE**.

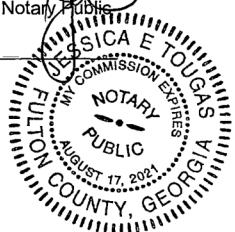
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property  
unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under  
the said Grantor.

**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:

Alexandra Vazquez  
Official Witness

Elaine Clarke  
Notary Public  
My Commission Expires: \_\_\_\_\_



  
(SEAL)  
Century Communities of Georgia, LLC  
By: Century Communities, Inc.  
Its Sole Member  
By: Elaine Clarke, Authorized Signatory

