

Rec: \$25.00 TRANSFER TAX \$545.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 7339863107 SubmitterID: 7067927936

After Recording Return To:

McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: GWT-231881-PUR

Property Appraiser's Parcel I.D. Number:
15N30 130 (acreage)

STATE OF GEORGIA

COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 12th day of May, 2023, by and between **Wiley Bridge REI, LLC, a Georgia limited liability company** ("Grantor"), of the County of Fulton, State of Georgia, and **Robert J. Snyder and Marianne C. Snyder as Joint Tenants with Rights of Survivorship**, ("Grantee"); the designation "Grantor" and "Grantee" as used herein shall include said named parties and their respective heirs, successors and assigns, except as hereinafter set forth as to Grantor, and shall include the singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, all of Grantor's interest in all that tract or parcel of land lying and being in Cherokee County, **Georgia**, and being more particularly described on Exhibit A, attached hereto and made a part hereof by this reference, together with all improvements now located thereon, including all electrical, mechanical, plumbing and other systems and all fixtures located therein, as well as plants, trees, and shrubbery thereon (collectively, the "Property").

TO HAVE AND TO HOLD the Property, together with any and all of 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 Grantee and the heirs, legal representatives, successors and assigns of Grantee forever IN FEE SIMPLE.

GRANTOR, will warrant and forever defend the right and title to the Property unto Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons and entities claiming by, through or under Grantor.

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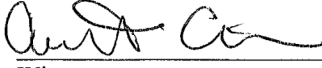
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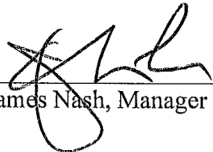
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered
In the presence of:

Wiley Bridge REI LLC, a Florida limited
liability company



Witness

By:  (Seal)
James Nash, Manager



Notary Public

