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

PD

Order No.: CEN-180591-PUR

Property Appraiser's Parcel I.D. Number:
070 177

Doc ID: 016714470001 Type: GLR
Recorded: 10/29/2018 at 11:12:06 AM
Fee Amt: \$346.30 Page 1 of 1
Transfer Tax: \$336.30
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK **8714** Pg **98**

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 24th day of October, 2018, between

Century Communities of GA, 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

Elsie Nannette Postel and Paul W Postel
, 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 Lots 276 and 301 of the 3rd District, 1st Section, Forsyth County, Georgia, being Lot 91 of Tiberon on the Etowah, Phase I, as per plat thereof recorded in Plat Book 177, Pages 226-244, Forsyth County 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.

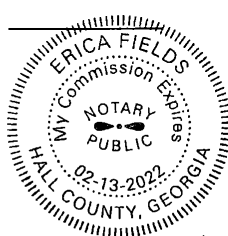
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Dubly Martinez
Unofficial Witness

Erica Fields
Notary Public

My Commission Expires: _____



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

