

Type: STATE LAND RECORDS
Recorded: 9/2/2021 12:35:00 PM
Fee Amt: \$804.50 Page 1 of 2
Transfer Tax: \$779.50
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID(s): 0013912291,
7067927936

BK 10348 PG 55 - 56

RECORD AND RETURN TO:
McLain & Merritt, P.C.
3445 Peachtree Road, N.E., Suite 500
Atlanta, Georgia 30326-1276
21-2447B/VG
PIN:065 137

**STATE OF GEORGIA
COUNTY OF FULTON**

LIMITED WARRANTY DEED

THIS INDENTURE made this 5th day of August, 2021, by and between EA HOMES, LP, as party or parties of the first part, hereinafter referred to as "Grantor," and ROBERT MURRAY SCHACHER and DONNA LYNN SCHACHER as Joint Tenants with Right of Survivorship, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 964 OF THE 2ND DISTRICT, 1ST SECTION OF FORSYTH COUNTY, GEORGIA, BEING LOT 129, HALCYON GARDEN HOMES, PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 195, PAGES 123 - 145, FORSYTH COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY THIS REFERENCE, TOGETHER WITH all rights, members, structures, easements, alleys, ways, appurtenances, improvements, chattels, timber, shrubbery, trees, plants, fixtures, privileges, tenements or hereditaments.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the Property, 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 Grantee, their heirs, successors and assigns forever, in Fee Simple.

AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor.

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:

EA HOMES, LP

BY: Wendy Hudson
WENDY HUDSON, SVP

[Signature]
Unofficial Witness

Felecia R. Howard
Notary Public
My Commission Expires: 10/01/2024

[Notary Seal]

