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O'Kelley & Sorohan, Attorneys at Law, LLC
6470 East Johns Crossing, Suite 240
Johns Creek, GA 30097
File No.: 09-093186-REG



STATE OF GEORGIA
COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 9th day of May, 2018, between

MARK A. SCUDDER and JANE G. SCUDDER

(hereinafter referred to as "Grantor") and

SOLOMON JAMES FLAMBERG and MONICA ANAYA GARCIA,
as joint tenants with rights of survivorship

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 1006 of the 2nd District, 1st Section, Forsyth County, Georgia and being Lot 46, Grand Cascades, Unit VII, as per plat thereof recorded in Plat Book 48, Pages 191-193, Forsyth County, Georgia records, which recorded plat is hereby incorporated herein by reference.

Map Ref # 206 113

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

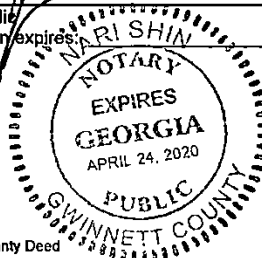
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed this 9th day of
May, 2018 in the
presence of:



Notary Public

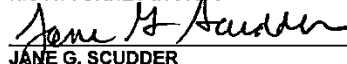
Commission expires:



Limited Warranty Deed

Mark A. Scudder
by Jane G. Scudder as
his Attorney in fact

MARK A. SCUDDER
BY JANE G. SCUDDER AS
HIS ATTORNEY IN FACT


JANE G. SCUDDER

Doc ID: 016515170001 Type: GLR
Recorded: 06/15/2018 at 10:16:37 AM
Fee Amt: \$492.50 Page 1 of 1
Transfer Tax: \$482.50
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

BK 8586 PG 218

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