

After Recording Return To:
McMichael & Gray, P.C.
5780 Windward Parkway, Suite 300
Alpharetta, GA 30005

Order No.: GWT-200836-PUR

Property Appraiser's Parcel I.D. Number:
212 197

Type: STATE LAND RECORDS
Recorded: 3/23/2020 10:05:00 AM
Fee Amt: \$410.60 Page 1 of 2
Transfer Tax: \$385.60
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

Participant ID(s): 7339863107,
7067927936

BK 9270 PG 336 - 337

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 19th day of March, 2020, between

D.R. Horton, Inc., a Delaware Corporation

of the County of Fulton, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Marc J Ranfone and Katie M Sieck
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 113 of the 14th District, 1st Section, Forsyth County, being Lot 28, Carruth Lake Estates Subdivision, Phase 2, as per plat recorded in Plat Book 186, pages 203-218, Forsyth County, Georgia records, which said plat being incorporated herein and made a part hereof.

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.

[Remainder of Page Intentionally Left Blank]