

Pacific Law Group
625 Molly Lane Ste 130
Woodstock, GA 30189

✓ After recording Return to:
Pacific One Title, LLC.
625 Molly Lane, Ste 130
Woodstock, GA 30189
File No. 21-21115W

Parcel ID# 206 017

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FORSYTH


Doc ID: 018603970002 Type: GLR
Recorded: 06/08/2021 at 02:59:11 PM
Fee Amt: \$535.00 Page 1 of 2
Transfer Tax: \$510.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct
BK **10185** PG **182-183**

THIS INDENTURE, Made this 28th day of May, 2021 between

Janet B. Spector

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Trenholm Ninestein

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 consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lots 1004 and 1005 of the 2nd District, 1st Section, Forsyth County, Georgia, being Lot 338 of Grand Cascades, Unit II-A as per plat recorded in Plat Book 41, Pages 67 and 68, Forsyth County Records, which plat is incorporated herein by this reference and made a part of this description; being improved property known as 802 Lakeglen Drive, Suwanee, Georgia 30174 according to the present system of numbering houses in Forsyth County, Georgia.

This Deed is given subject to all easements and restrictions of record, if any.

Subject Property Address: 802 Lakeglen Drive Suwanee GA 30024

Parcel ID: 206 017

Subject to all covenants, conditions, zoning ordinance, restrictions and easements of record.

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 lawful claims and demands of all persons claiming, by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor herein has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the
presence of:

Alexis Abraham

Unofficial Witness

[Signature]
Notary Public



Janet B. Spector
Janet B. Spector