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DEED B: 61529 P: 00679
11/14/2024 11:21 AM Pgs: 1 Fees: \$480.00
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Tiana P Garner, Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 0672024027189
EFILED
eFile Participant IDs: 8274269752,7067927936

STATE OF GEORGIA
COUNTY OF Fulton

LIMITED WARRANTY DEED

THIS INDENTURE, made on **13th day of November, 2024**, between

Kien Tien Vo and Ha Nguyen

(hereinafter referred to as "Grantor") and

Joseph Anthony Kazen and Amanda Rose Kazen, 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 Lots 323 and 324 of the 7th District, City of Sugar Hill, Gwinnett County, Georgia, and being Lot 298, Primrose Creek, Unit 2B, as delineated on the final subdivision plat recorded in Plat Book 138, Pages 219-222, Gwinnett County, Georgia public records, which Plat is incorporated herein by reference.

Subject to all easements and restrictions of record.

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").

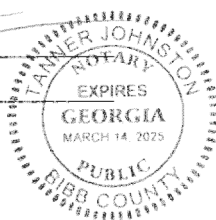
TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming 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, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public
Commission expires:



Kien Tien Vo

Ha Nguyen