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Transfer Tax: \$490.00  
Forsyth County, GA  
Greg G. Allen Clerk Superior Ct  
BK **7744** PG **83**

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS INDENTURE, made on **29th day of April, 2016**, between

**Carlos A Guimbarda and Julie A Guimbarda**

(hereinafter referred to as "Grantor") and

**William H. Legg and Maureen E. Legg as Trustees of the Legg Family Trust dated 01/11/1999**

(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,

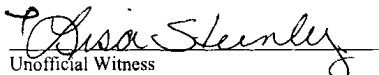
All that tract or parcel of land lying and being in Land Lot 939 of the 2nd District, 1st Section, Forsyth County, Georgia, being Lot 416, Grand Cascades Subdivision, Unit X, as per plat recorded in Plat Book 50, Pages 208-210, Forsyth County, Georgia Records, which plat is incorporated herein by reference and made a part of this description.

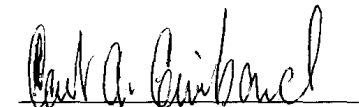
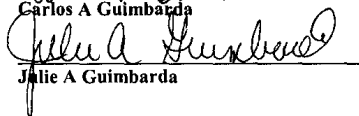
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive 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, as Joint Tenants with Rights of Survivorship, 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 persons 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

  
\_\_\_\_\_  
Carlos A Guimbarda  
  
\_\_\_\_\_  
Julie A Guimbarda

Notary Public  
My Commission Expires  
[Attach Notary Seal]

