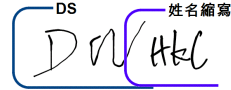


Deed Book 68691 Page 377  
Filed and Recorded 02/24/2025 05:52:00 PM  
2025-0071930  
Real Estate Transfer Tax \$975.00  
CHÉ ALEXANDER  
Clerk of Superior Court  
Fulton County, GA

Return To:  
**GANEK PC**  
Laura Suggs  
2325 Lakeview Parkway, Suite 450  
Alpharetta, GA 30009  
Phone: (404) 939-9919 Fax: (678) 528-3903  
AL250032-L  
Tax Parcel ID: 21 570211890460

DS 姓名縮寫  


## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 21st day of February, 2025 between **JOHN M. SERAFINO AND DONNA SERAFINO**, as party or parties of the first part, hereinafter called Grantor, and **DEHAI WANG AND HSIN KAI CHEN**, 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 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 1189, 2nd District, 1st Section, Fulton County, Georgia, being Lot 46, Block A, Windward Properties, Inc., being Newport Bay, as per Plat recorded at Plat Book 170, Pages 26-27, Fulton County Records, which Plat is hereby referred to and made a part of this description.

Which currently has the address of: **3795 Newport Bay Drive, Alpharetta, GA 30005**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2025 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular 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.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]