

Parcel #18 061 13 028

2020166361 DEED BOOK 28820 Pg 663
Filed and Recorded: 11/17/2020 10:09:00 AM
Recording Fee: \$25.00
Prepared By:
5976408026

QUITCLAIM DEED

AFTER RECORDING RETURN TO:

Tom Pye, Esquire
5555 Triangle Parkway; Suite 120
Norcross, GA 30092

STATE OF GEORGIA, COUNTY OF DEKALB

THIS INDENTURE, made the 29th day of October, in the year two thousand twenty between

MICHAEL THOMAS CRANFORD AND DEBORAH ENDRES CRANFORD

as party or parties of the first part, hereinafter called Grantor, and

2312 Vistamont, LLC

of the State of Georgia, 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 One Dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

See Exhibit A Attached

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

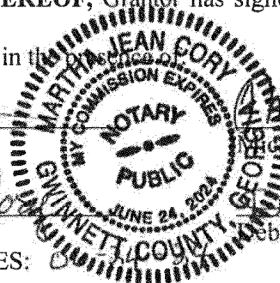
IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of

WITNESS

NOTARY PUBLIC

MY COMMISSION EXPIRES:



Michael Thomas Cranford

Deborah Endres Cranford

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 61 of the 18th District of DeKalb County, Georgia, and being Lot 6, Block "C", University Heights Subdivision, Section Five, according to plat thereof, recorded in Plat Book 19, Page 95, in the Office of the Clerk of the Superior Court of DeKalb County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northwestern side of Vistamont Drive (formerly Sexton Drive), 440 feet northwesterly, as measured along the right-of-way of Vistamont Drive and following the curvature thereof, from its intersection with the northwestern side of Desmond Drive; if said street lines were extended to form an angle instead of a curve; said point of beginning also being located at the southwestern corner of Lot 5, Block "C"; and running thence northwesterly along the southwestern line of the aforementioned Lot 5, a distance of 209 feet to a point; running thence westerly, a distance of 110 feet to a point located at the northeastern corner of Lot 7, Block "C"; running thence southeasterly along the northeastern side of the aforementioned Lot 7, a distance of 253.2 feet to a point located on the northwestern side of Vistamont Drive; running thence northeasterly along the northwestern side of Vistamont Drive, a distance of 65 feet to the point of beginning, being improved property known as Number 2312 Vistamont Drive, according to the present system of number houses in DeKalb County, Georgia.
