

Deed Book 61736 Page 407
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2020-0207966
Real Estate Transfer Tax \$540.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, GA
Participant IDs: 2979894615
7067927936

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-C-07554-20-NF

Parcel ID: 21-5674-1253-040-8

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 3rd day of June, 2020 by and between **Steve K. Ela and Diane L. Ela**, as party or parties of the first part, hereinafter called Grantor, and **Jessica A. Britko and Chad E. Britko**, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

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, only to the proper use, benefit and behoof of the said Grantee, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and is the intention of the parties hereto to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Notary Public

My Commission Expires: 07/19/21

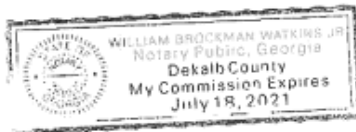
Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Notary Public

My Commission Expires: 07/18/21

[Signature] (Seal)
Steve K. Ela



[Signature] (Seal)
Diane L. Ela

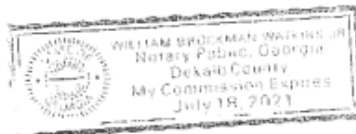


EXHIBIT "A"

File No.: W-C-07554-20-NF

All that tract or parcel of land lying and being in Land Lot 1253 of the 2nd District, 1st Section of Fulton County, Georgia, being part of Lots 39 and 40 of South Lake Woods, Unit II, and being more particularly described as follows:

Beginning at a point located at the intersection of the Southern right-of-way of Lake Pines Pointe (50-foot right-of-way) with the Western right-of-way of Lake Wind Way; thence running Westerly along the Southern right-of-way of Lake Pines Pointe a distance of 145.96 feet to a 1/2-inch rebar found, being the True Point of Beginning; thence running South 00 degrees 23 minutes 40 seconds East a distance of 163.74 feet to a 1/2-inch rebar found; thence running North 80 degrees 13 minutes 20 seconds West a distance of 40.00 feet to a 1/2-inch rebar found; thence running South 35 degrees 40 minutes 39 seconds West a distance of 50.00 feet to a 1/2-inch rebar found; thence running South 76 degrees 52 minutes 37 seconds West a distance of 11.47 feet to a 1/2-inch rebar found; thence running North 04 degrees 08 minutes 00 seconds West a distance of 55.69 feet to a 1/2-inch rebar found; thence running North 01 degree 47 minutes 28 seconds West a distance of 26.96 feet to a 1/2-inch rebar found; thence running North 21 degrees 27 minutes 57 seconds West a distance of 69.48 feet to a 1/2-inch rebar found on the Southern right-of-way of Lake Pines Pointe; thence running along the Southern right-of-way of Lake Pines Pointe an arc distance of 31.70 feet (a chord bearing of North 30 degrees 45 minutes 55 seconds East, and length of 31.33 feet) to a point; thence running along said right-of-way an arc distance of 14.67 feet (a chord bearing of North 44 degrees 37 minutes 10 seconds East, and a length of 14.06 feet) to a point; thence running North 73 degrees 36 minutes 35 seconds East along said right-of-way a distance of 31.89 feet to a point; thence running along said right-of-way an arc distance of 53.09 feet (a chord bearing of North 82 degrees 18 minutes 02 seconds East, and a length of 52.89 feet) to a 1/2-inch rebar found, being the True Point of Beginning; a plat of the aforesaid subdivision being recorded in Plat Book 145, Page 20, Fulton County, Georgia Records; said property being known as 215 Lake Pines Pointe, according to the present system of numbering property in the City of Alpharetta, Fulton County, Georgia.