

Exhibit "A"

AFTER RECORDING RETURN TO:
RONALD E. DOBELSTEIN, ESQ.
2500 NORTHWINDS PARKWAY, SUITE 330
ALPHARETTA, GA 30009

THIS INSTRUMENT WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE EXAMINATION

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 10 day of OCTOBER, 2017, between **ROSEMARY RICE** party of the first part, and **ROSEMARY RICE and GUY K. ISHIMOTO**, as joint tenants with right of survivorship, parties of the second part.

WITNESSETH: That the said parties of the first part for and in consideration of \$1.00, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release, and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 360 & 361 of the 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA. BEING LOT 1, BLOCK E OF HEATHERWOOD NORTH SUBDIVISION UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 102, PAGE 52, FULTON COUNTY, GEORGIA RECORDS, TO WHICH PLAT REFERENCE IS MADE FOR A MORE DETAILED DESCRIPTION.

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, to the only proper use, benefit and behoof of the said Second Party, forever in fee simple.

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

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and affixed their seals the day and year above written.

Signed, sealed and delivered in the
presence of:

[Signature]
WITNESS

Rosemary Rice (SEAL)

[Signature]
NOTARY PUBLIC
Jessica Cox Hammer

My Commission Expires 02-03-2020

