Deed Book 57082 Pg 285
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Real Estate Transfer Tax #191.50
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

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624 HOLCOMB BRIDGE ROAD, SUITE 22

ROSWELL, GA 30076

UMNITED WARRANTY DEED

STATE OF GEORGIA COUNTY OF FULTON

File #: 30464

This Indenture made this 3rd day of January, 2017, between SAMIR PANCHAL and MANISHA PANCHAL of the County of FULTON State of GEORGIA as party or parties of the first part, hereinunder called Grantor, and IAN CONRAD ORDWAY, 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 00/100'S (\$10.00) Dollars and other good and 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,

All that tract or parcel of land lying and being in Land Lots 897 and 898 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 4, Block E, Unit II, Woodland Hills, as per plat recorded in Plat Book 131, Page 70, Fulton County, Georgia Records, which plat is incorporate herein by reference and made a part of this 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 Grantee forever in FEE SIMPLE.