

Type: STATE LAND RECORDS
Recorded: 4/8/2022 11:52:00 AM
Fee Amt: \$475.00 Page 1 of 2
Transfer Tax: \$450.00
Forsyth County, GA
Greg G. Allen Clerk Superior Ct

SUBJECT PROPERTY:

4620 Palmetto Lane
Cumming, GA 30041
Tax Parcel ID: 260 212

Participant ID(s): 2491908761,
7067927936

BK 10668 PG 595 - 596

AFTER RECORDING RETURN TO:
Goggans, Stutzman, Hudson, Wilson and Mize, LLP
2921 Piedmont Road, Ste. C
Atlanta, GA 30305
File Number: 00004-10210

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION]

[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

LIMITED WARRANTY DEED

State of Georgia
County of Fulton

THIS INDENTURE, Made the March 30, 2022, between Laura Albritton Bear, party or parties of the first part, hereinafter called Grantor, and Justin Pethick and Kristen Pethick, as Joint Tenants with Rights of Survivorship, party or parties of the second part, hereinafter called Grantee.

WITNESSETH That the said party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their, heirs and assigns, all that tract or parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 454 of the 14th District, 1st Section, Forsyth County, Georgia, being Lot 32, Hickory Lakeside f/k/a Diamond Gardner on Lake Lanier f/k/a Crescent Pointe Subdivision, per plat thereof recorded in Plat Book 174, Pages 80-94, Forsyth County records, which recorded plat is incorporated herein by reference and made a part of this description.

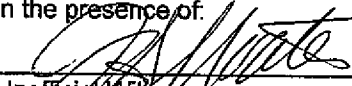
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record, if any, affecting said bargained premises.

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 parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:



Unofficial Witness



Laura Albritton Bear (Seal)

Notary Public
My Commission Expires:

