

**DEED B: 61176 P: 00608**  
**05/02/2024 07:36 PM Pgs: 2 Fees: \$2,574.00**  
**TTax: \$2,549.00**  
Tiana P Garner, Clerk of Superior Court  
Gwinnett County, GA  
PT-61 #: 0672024009470  
**ERECORDED**  
eFile Participant IDs: 1814025648,

Adair & Baker LLC  
2475 Northwinds Parkway  
Suite 150  
Alpharetta, GA 30009  
Attn: John Adair / ALP-240207

**LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FULTON**

THIS INDENTURE, Made the 30th day of April, 2024, between

**Stephen S. Armstrong and Leslie T. Armstrong**

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

**Zachary R. Robinson and Amelia L. Robinson, as joint tenants with rights of survivorship**

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 other good and valuable considerations---(\$10.00) 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 Lot 283 of the 7th District, Gwinnett County, Georgia, being Lot 287, The River Club, Phase 5, Unit 2, as per Plat thereof recorded at Plat Book 133, Pages 225-227, and revised in Plat Book 148, pages 114-116, Gwinnett County, Georgia records, which plats are incorporated herein by reference and made a part of this description.**

This conveyance is made subject to all covenants, easements and restrictions of record.