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Campbell & Brannon
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: TA231040PAL
(Phone No.: (770)521-1180)

Deed Book 67001 Page 355
Filed and Recorded 07/18/2023 04:35:00 PM
2023-0185160
Real Estate Transfer Tax \$535.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
7067927936

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 22-3282-1224-147-4

LIMITED WARRANTY DEED

THIS INDENTURE, made on **17th day of July, 2023**, between

Charles D. Safford and Amy Schimler NKA Amy Schimler Safford

(hereinafter referred to as "Grantor") and

Dana Lee Bourke

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

Limited Warranty Deed

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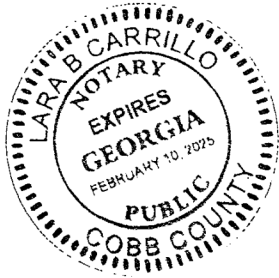
IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Suzanne Case
Unofficial Witness

[Signature]
Charles D. Safford
[Signature]
Amy Schimler NKA Amy Schimler Safford

Notary Public
My Commission Expires: 2/10/25
[Attach Notary Seal]



Limited Warranty Deed

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EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1224 of the 2nd District, 2nd Section of Fulton County, Georgia, being Lots 7 and 8, Block 4, Subdivision of Mountain Park, as per plat recorded at Plat Book L, Page 582, Fulton County, Georgia Records, and being more particularly described as follows:

Beginning at a point at the intersection of the Southwesterly right-of-way of Pine Street with the Northwesterly right-of-way of Beech Street, and running thence Northwesterly, along the Southwesterly right-of-way of Pine Street North 74 degrees 03 minutes 51 seconds West 90.0 feet to a rebar found; running thence South 11 degrees 09 minutes 46 seconds West 159.24 feet to a rebar found; running thence South 81 degrees 36 minutes 27 seconds East 85.0 feet to a nail found on the Northwesterly right-of-way of Beech Street; running thence along the Northwesterly right-of-way of Beech Street North 13 degrees 01 minutes 17 seconds East 147.67 feet to a point at the intersection of the Southwesterly right-of-way of Pine Street with the Northwesterly right-of-way of Beech Street and the Point of Beginning.

Parcel ID: 22-3282-1224-147-4

Limited Warranty Deed