

Deed Book 64089 Page 485
Filed and Recorded 07/07/2021 03:43:00 PM
2021-0238926
Real Estate Transfer Tax \$680.00
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, GA
Participant IDs: 1663542869
7067927936

Campbell & Brannon, LLC
Three Northwinds Center
2500 Northwinds Parkway, Suite 160
Alpharetta, GA 30009
File No.: A212060T
(Phone No.: (770)521-1180)

LEGAL DESCRIPTION - EXHIBIT A

Initial DS
TN CN

STATE OF GEORGIA
COUNTY OF FULTON
PARCEL ID NUMBER: 21 -5641-1035-042-9

LIMITED WARRANTY DEED

THIS INDENTURE, made on **2nd day of July, 2021**, between

John L. Skipper and Ronda R. Skipper

(hereinafter referred to as "Grantor") and

Timothy Nielsen and Christina Nielsen
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(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.

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:

Laura D Suggs
Unofficial Witness
[Signature]
Notary Public
My Commission Expires: 2/2/25
[Attach Notary Seal]

[Signature]
John L. Skipper
[Signature]
Ronda R. Skipper



EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 1035 of the 2nd District, 1st Section, Fulton County, Georgia, being Lot 42, Wynridge, Phase II as per plat recorded in Plat Book 183, Page 26, Fulton County, Georgia records, which recorded plat is incorporated herein by this reference and made a part of this description.

Parcel ID: 21 -5641-1035-042-9

Initial DS
TN CN