

Deed Book 68448 Page 416  
Filed and Recorded 11/22/2024 01:50:00 PM  
2024-0279039  
Real Estate Transfer Tax \$1,075.00  
CHÉ ALEXANDER  
Clerk of Superior Court  
Fulton County, GA  
Participant IDs: 7006579064  
7067927936

Return To:  
**GANEK PC**  
Steve Golden  
2325 Lakeview Parkway, Suite 450  
Alpharetta, GA 30009  
Phone: (404) 939-9919 Fax: (678) 528-3903  
AL240820-D  
Tax Parcel ID: 12 284108031951

## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 21st day of November, 2024 between **DEBORAH L. DYSON**, as party or parties of the first part, hereinafter called Grantor, and **RYAN OLEY**, 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 NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS 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 803, of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 94, Avalon Residential Tract Two Subdivision, as per Plat recorded in Plat Book 408, Page 14, Fulton County, Georgia Records, which Plat is incorporated herein by reference and made a part of this description.

Parcel ID: 12 2841 0803 195 1

Which currently has the address of: **101 Grand Crescent, Alpharetta, GA 30009**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2025 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

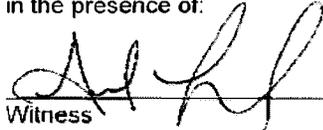
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

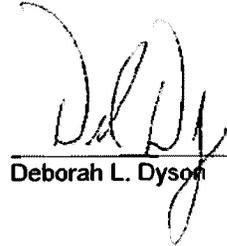
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor will, subject to the exceptions, warrant and forever defend the right and title to the premises unto the Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
this 12th day of November, 2024  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Deborah L. Dyson (Seal)

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

(Notary Seal)

