

Deed Book 67054 Page 330
Filed and Recorded 08/03/2023 11:48:00 AM
2023-0193605
Real Estate Transfer Tax \$590.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 6885630914
0466245412

Record and Return to:
Thomas & Brown, LLC
722 Stonecroft Lane
Woodstock, GA 30188
Order No.: S230150S
Tax Parcel ID: 12-2790-0729-133-4

LIMITED WARRANTY DEED

STATE OF ~~GEORGIA~~ *California*
COUNTY OF ~~CHEROKEE~~ *Santa Clara*

THIS INDENTURE, made this 1st day of August, 2023, between

PG American Investment LLC

as party or parties of the first part, hereinafter called Grantor, and

Benjamin Lahey

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 00/100's DOLLARS (\$10.00) and other good and valuable consideration 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, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 729 of the 1st District, 2nd Section, Fulton County, Georgia, being Lot 43, Parkside Estates Subdivision, as per plat recorded in Plat Book 441, Page 94, Fulton County, Georgia Records, which plat is incorporated herein by reference and made a part of this description. Parcel ID Number: 12-2790-0729-133-4. Subject to any Easements or Restrictions of Record.

Subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.